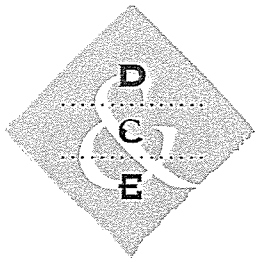



PART 2

# FIRM DESCRIPTION

Founded in 1995, Design, Community & Environment (DC&E) provides a comprehensive range of planning and design services. DC&E believes that responsible planning and design reflect the communities they serve and work in concert with the natural environment.

As its name implies, DC&E's work is based on three basic principles:

- *Design*. Almost every planning decision affects our physical environment. DC&E is committed to ensuring that development projects and planning policy have positive design implications.

- *Community*. DC&E believes that planning and design decisions must reflect local communities' needs. DC&E stresses community involvement and public participation as cornerstones of its work.

- *Environment*. In order to sustain itself into the future, our society must find development patterns that respect the natural environment. Therefore, DC&E stresses environmental responsibility and stewardship in planning and design.

We provide our clients with state-of-the-art technology and methods in all aspects of planning, design and landscape architecture. We have in-house capabilities in GIS, CAD, computerized graphics production, visual simulations, and report production. DC&E also maintains a comprehensive electronic image library illustrating planning and design issues for use in reports and at public presentations.

DC&E's landscape architecture practice is the successor to Wolfe Mason Associates, a firm recognized nationally as a leader in creek restoration and ecological planning. DC&E staff now carry forward WMA's strong track record in restoration planning and park, trail and streetscape design.

DC&E's success is based on a group of energetic and enthusiastic professionals who work in a collaborative atmosphere to meet clients' needs on a daily basis. We strive to ensure that our work is functional, sustainable, maintainable, economically sound, and enduring.

## Cities and Counties

Alameda County
City of Albany
City of Atwater
City of Benicia
City of Berkeley
City of Burlingame
City of Calistoga
City of Central Point (Oregon)
City of Ceres
City of Chico
City of Chino
City of Clayton
City of Coachella
Contra Costa County
Town of Corte Madera
City of Cotati
Town of Danville
City of Davis
City of Emeryville
City of East Palo Alto
City of El Cerrito
El Dorado County
Town of Fairfax
City of Fremont
City of Fresno
City of Greenfield *
City of Grover Beach
City of Healdsburg *
City of Hercules
Town of Hillsborough
City of Hughson
City of Kapolei
City of Lafayette
City of Larkspur
City of Lemoore *
City of Livermore
City of Lodi *
Marin County
City of Millbrae
Mendocino County
City of Modesto *
Monterey County
City of Morgan Hill
City of Napa
City of Newark
City of Newman
Napa County
City of Oakland
City of Oroville
City of Pacifica
City of Palo Alto
City of Petaluma
City of Redwood City
City of Reno
City of Richmond
Riverside County
City of Roseville
City of Sacramento
City of San Jose
City of San Leandro
San Luis Obispo County
City of San Mateo *
City of San Pablo
City of Santa Cruz
Santa Cruz County *
City of Santa Monica *
City of Sebastopol
Solano County
City of Sonoma
City of South San Francisco
City of Sparks (Nevada)
City of Stockton
City of Suisun City
City of Sunnyvale
City of Tracy
Town of Truckee
City of Union City
City of Vallejo
City of Walnut Creek
Town of Windsor
Yolo County

## CURRENT AND PAST **CLIENTS**

### Other Government Entities

AC Transit
Alameda County Clean Water Division
Alameda County Congestion Management Agency
Alameda County Clean Water Program
Applied Marine Sciences, for the Clean Estuary Partnership
Association of Bay Area Governments
Bay Area Rapid Transit District
Bay Area Air Quality Management District
Berkeley Unified School District
California Air Resources Board *
California Department of Fish and Game, Office of Spill Prevention and Response
California State University Hayward, Contra Costa County Campus
City/County Association of Governments of San Mateo County
Contra Costa Transportation Authority
Contra Costa County Water District *
Contra Costa County Redevelopment Agency
Golden Gate Bridge Highway and Transportation District *
Golden Gate National Parks Conservancy
Lawrence Berkeley National Laboratory
Livermore Amador Valley Transit Authority
Metropolitan Transportation Commission
Midpeninsula Open Space District
Napa County Flood Control and Water Conversation District
Napa County Transportation Planning Agency
National Aeronautics and Space Administration, Ames Research Center
National Park Service
Oakland Unified School District
Petaluma City Schools
Sacramento Housing and Redevelopment Agency
San Francisco Bay Water Transit Authority
San Joaquin Council of Governments *
San Mateo County Local Agency Formation Commission
San Mateo County Transit Authority
San Ramon Valley Unified School District *
Santa Clara County Cities Association
Santa Clara Valley Water District
Sonoma County Community Development Commission *
Sonoma County Agricultural and Open Space District
Sonoma County Transportation Authority

## CURRENT AND PAST **CLIENTS**

Sonoma-Marin Area Rail Transit Commission
Tahoe Regional Planning Agency
University of California, Berkeley
University of California, Davis
University of California, Merced Campus
University of California, San Francisco
University of California, Santa Cruz
U.S. Army Corps of Engineers
U.S. Forest Service *
Washington Group International
Yosemite Area Transportation System Joint Powers Authority

**Corporations and Developers**

1625 Shattuck Avenue Investors
Alexandria Real Estate Equities
Anderson Pacific, LLC
Barber Land Company
Burbank Housing Corporation *
Bay Area Economics
BRE Properties
DuPont Corporate Remediation Group
Focus Realty
Gray-Bowen and Company
Hillside Homes Group Inc.
Kaiser Permanente *
Lamar Advertising Group
Lennar Partners, Inc.
Madison Park Financial Corporation
Masonic Homes of California
New America Homes
Oyster Development Corporation
Pacific Bell
Pacific Gas & Electric Company
Padre Associates Inc.
Presley Homes
Rogal, Walsh & Mol
Simon Martin-Vegue Winkelstein Moris
Stephanie Yee

## CURRENT AND PAST **CLIENTS**

Thomas Enterprises
Trammel Crow Company
Triad Communities
Washington Group International
The Waterstone Group
Webb Homes
URS Corporation

**Non-Profit Organizations**

Audubon Canyon Ranch
Bay Area Relocalize
Bernal Heights Neighborhood Association
Catholic Diocese of Oakland *
Chaplaincy to the Homeless
Community Alliance with Family Farmers
Downtown Fresno Neighborhood Community Development Corporation
East Bay Habitat for Humanity
East Palo Alto Historical & Agricultural Society
Ecumenical Association for Housing
Every Child Counts Alameda County
Golden Gate National Parks Conservancy
Greenbelt Alliance
Hangtown's Gold Bug Park Development Committee, Inc.
Inter – Regional Partnership
Livable Berkeley
Monument Community Partnership
National Community Development Institute
North Shattuck Association
Rhythm of the Seasons Project
Rockridge Community Planning Council *
Russian Riverkeeper
Silicon Valley Manufacturing Group
Spanish Speaking Unity Council *
StopWaste.org Alameda County
Tahoe Lakefront Owners' Association
Trust for Public Land
Urban Ecology, Inc.

* Clients served by DC&E staff as Principal or project manager at another firm.

DESIGN, COMMUNITY & ENVIRONMENT

*Statement of*

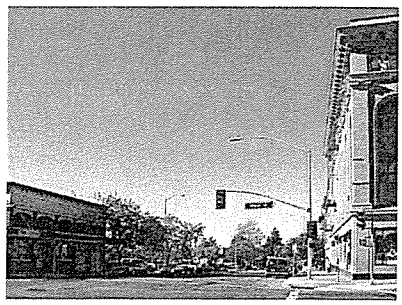
# QUALIFICATIONS

# ENVIRONMENTAL REVIEW

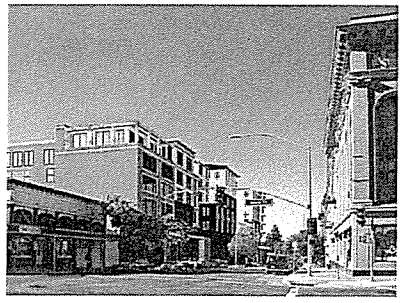
DC&E is one of the few firms in Northern California that offers services in environmental review as well as comprehensive planning and design. We provide a complete range of services to fulfill both CEQA and NEPA, including Initial Studies, Negative Declarations, Environmental Assessments, Environmental Impact Reports, and Environmental Impact Statements. Our integrated capabilities ensure that the environmental documents we prepare are useful to decision-makers and result in meaningful project improvements.

## *Downtown Vallejo Specific Plan and Virginia Street Mixed-Use Project EIR*
*City of Vallejo*

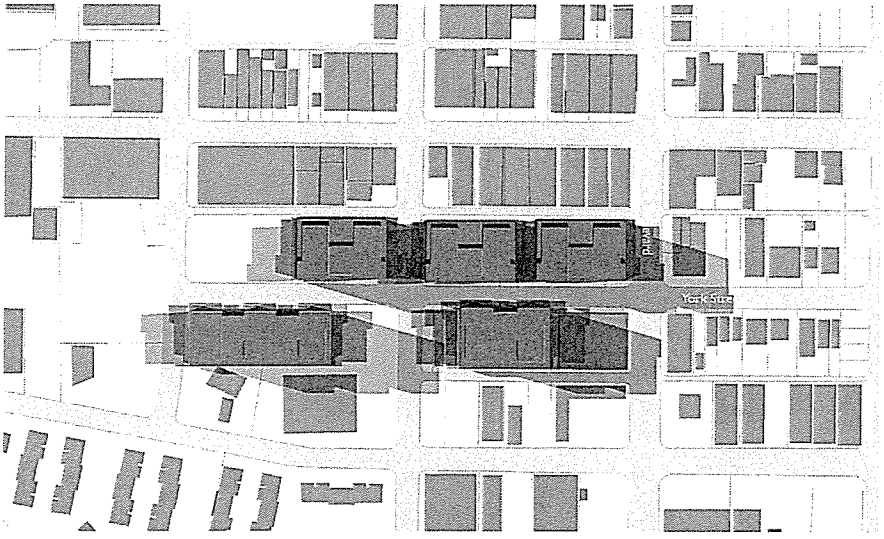
DC&E prepared an EIR that served both as a program-level review for a Specific Plan covering Vallejo's downtown area and as a project-level environmental document for the first project to be developed under the Specific Plan, a seven-story mixed-use retail and residential building. The Downtown Vallejo Specific Plan represents an ambitious effort by the City to revitalize its historic core and the surrounding area, which has been in decline since the heyday of the nearby Mare Island Naval Shipyard in the 1940s and 1950s. A key component of the Specific Plan involves conversion of a number of existing municipal parking lots to high-density mixed-use developments intended to serve as catalysts for downtown redevelopment. DC&E prepared photorealistic visual simulations and 3-D shadow studies for the project, and oversaw preparation of an extensive parking analysis as well. Other topics addressed in the EIR were the policy impacts of the Specific Plan's proposed re-zoning to establish "place-based" rather than use-based zoning districts, potential impacts to historic structures located throughout the Specific Plan area, and cumulative impacts related to the City's simultaneous redevelopment projects along the nearby Vallejo Waterfront and on Mare Island.



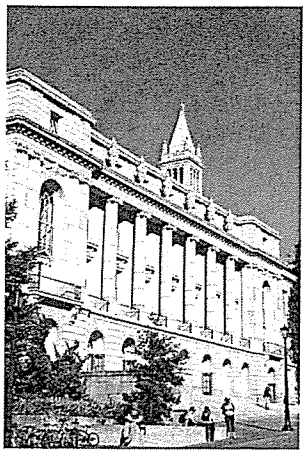
*Existing view of Virginia Street*

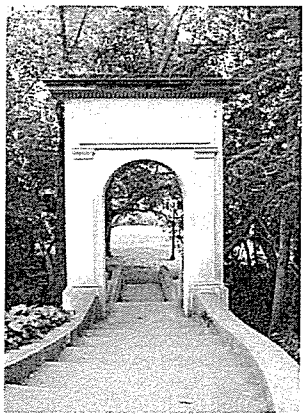


*Proposed view of Virginia Street*



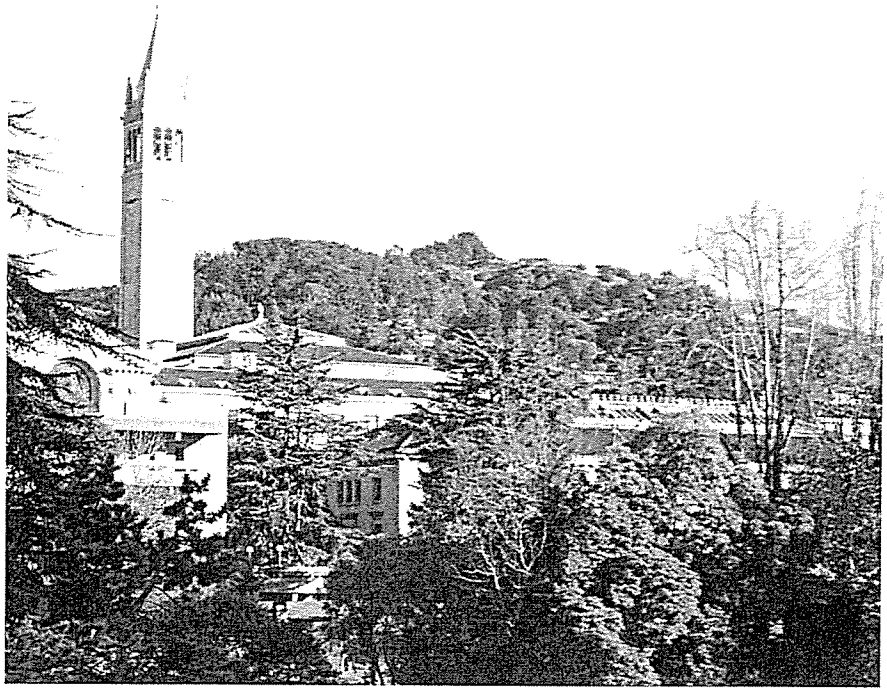
*Shadow study of Virginia Street buildings*



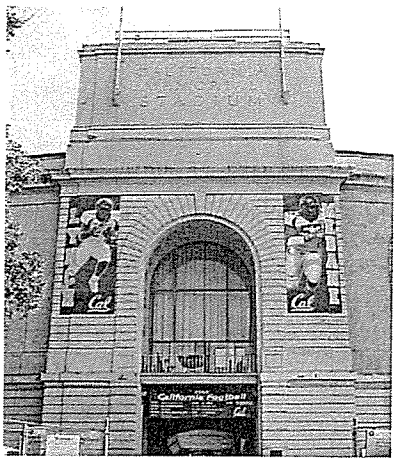


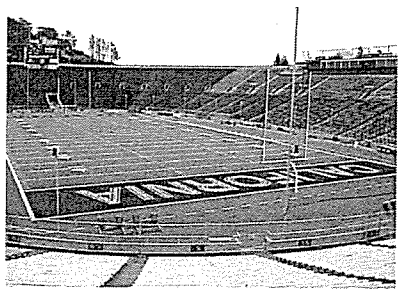
## *Long Range Development Plan EIR*
*University of California, Berkeley*

DC&E prepared the environmental review documents for UC Berkeley's Long Range Development Plan (LRDP) Update, which outlines the campus development program though 2020 based on projections for program needs and student enrollment. DC&E managed a team of subconsultants and completed its own EIR sections on land use; population, employment and housing; aesthetics and visual issues; infrastructure and public services; geology, soils and seismic; hydrology; and cultural resources. DC&E was also charged with developing the project alternatives and participating in public meetings. Key environmental issues included traffic impacts on residential neighborhoods, visual impacts, and potential land use conflicts.

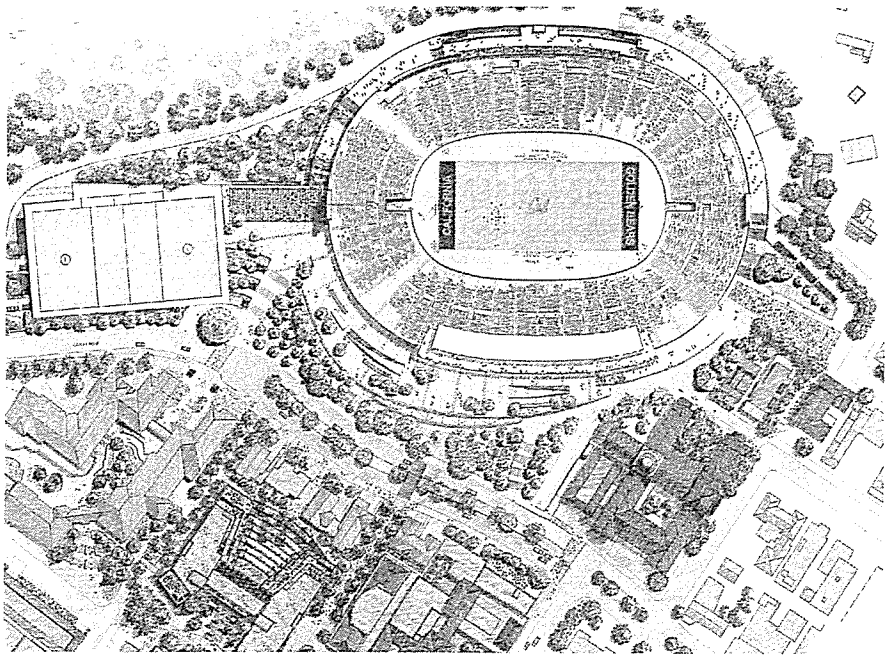


## *Southeast Campus Integrated Projects EIR*
*University of California, Berkeley*





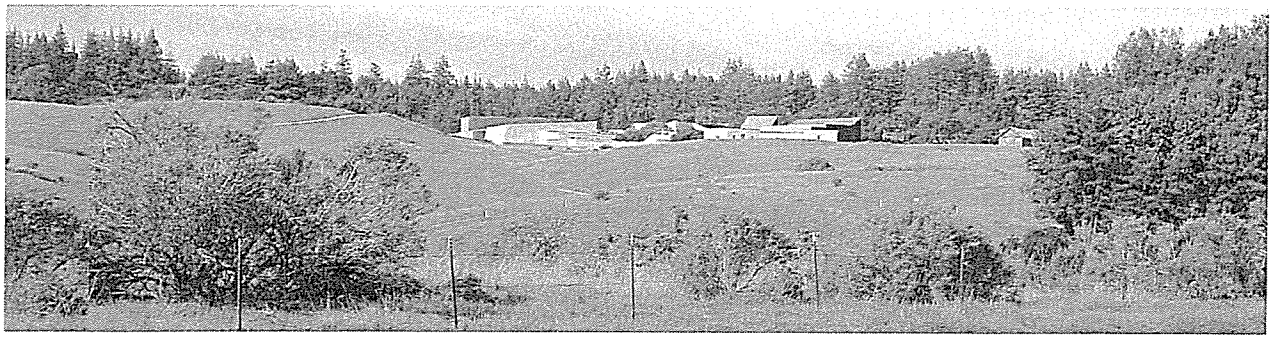
As part of the Southeast Campus Integrated Projects, (SCIP) program, the University of California, Berkeley is proposing a significant upgrade to Memorial Stadium, which was constructed in the early 1920s. The project includes an earthquake retrofit, the addition of new sections on the west and east sides, and construction of an athletic training building on the west side of the stadium. Other components of the SCIP program include constructing a parking garage at Maxwell Family Field, restoring historic buildings on Piedmont Avenue, installing landscape and circulation improvements along Piedmont Avenue, and constructing a new business-law building between Boalt Hall and the Haas School of Business. DC&E prepared the EIR on the SCIP projects, which focused on critical environmental issues of seismic safety, aesthetics, light and glare, noise, transportation, parking and cultural resources. DC&E prepared the EIR on a fast-track schedule in order to meet the University's timeline requirements.



*Long Range Development Plan EIR*
*University of California, Santa Cruz,*
*as a subconsultant to URS Corporation*

DC&E was responsible for evaluating the potential impacts to visual resources, public services, utilities and land use of UCSC's new Long Range Development Plan. A careful analysis of visual impacts was particularly important, given the high value that both the campus and the community place on the natural beauty of the UCSC landscape. DC&E created a series of visual simulations of proposed new development from numerous vantage points. Based on these simulations, DC&E analyzed the proposed massing of new structures, shadows created by the proposed projects, and potential impacts on the aesthetic fabric of the campus. DC&E also discussed additional light and glare from new playing fields and the potential for light and glare to affect residential areas off campus.

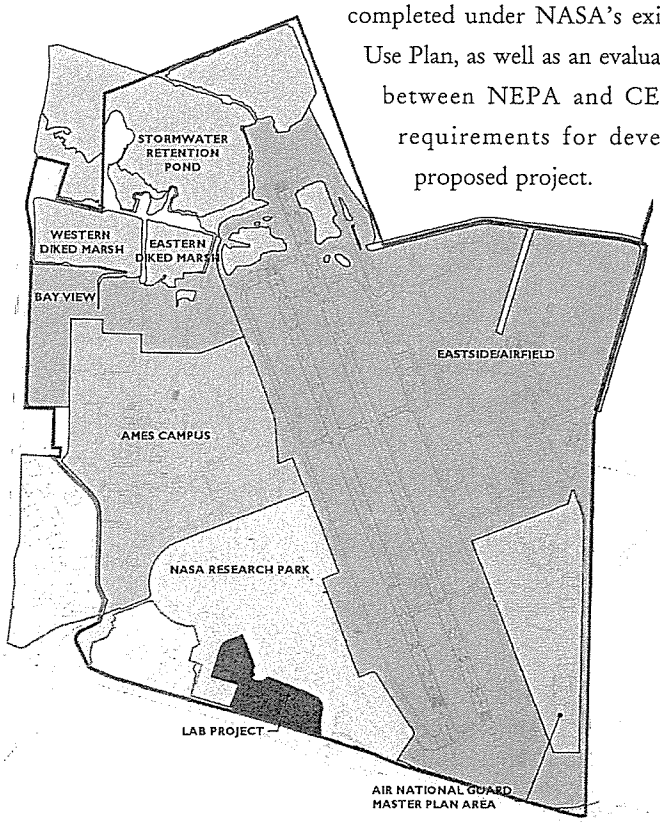
*Existing View*

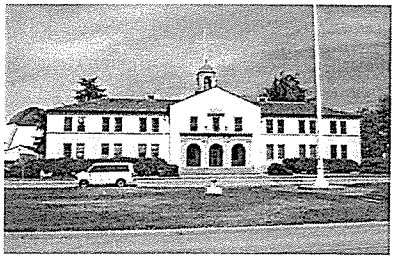


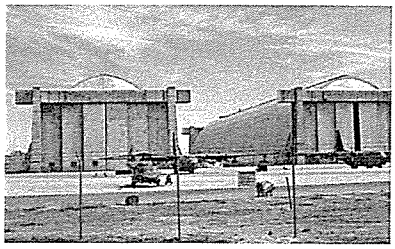
*Visual Simulation of Proposed View*

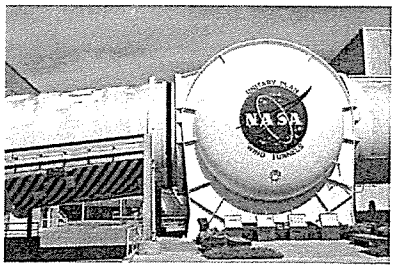
## *Ames Research Center EIS*
### *National Aeronautics and Space Administration*

The Federal Base Closure and Realignment Commission Administration transferred administration of Moffett Federal Airfield, located in the heart of Silicon Valley, from the US Navy to NASA in 1994. In 1999, NASA began planning to redevelop this 2,000-acre site into a world-class, shared-use education, research and development campus. DC&E managed the preparation of the Environmental Impact Statement for the project. Responsibilities included project management; assessment of planning and land use compatibility, visual impacts, and services; preparation of the entire EIS; and coordination with subconsultants. The project required assessment of endangered species concerns and flood hazards, as well as coordination with Caltrans, the County Transportation Agency, and the Cities of Mountain View and Sunnyvale. As part of this project, DC&E also prepared an environmental assessment of development to be completed under NASA's existing Comprehensive Use Plan, as well as an evaluation of the correlation between NEPA and CEQA documentation requirements for development under the proposed project.

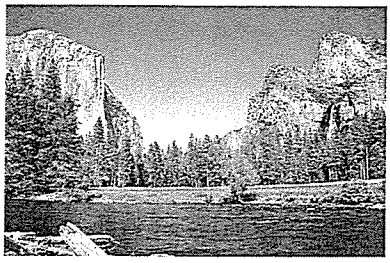




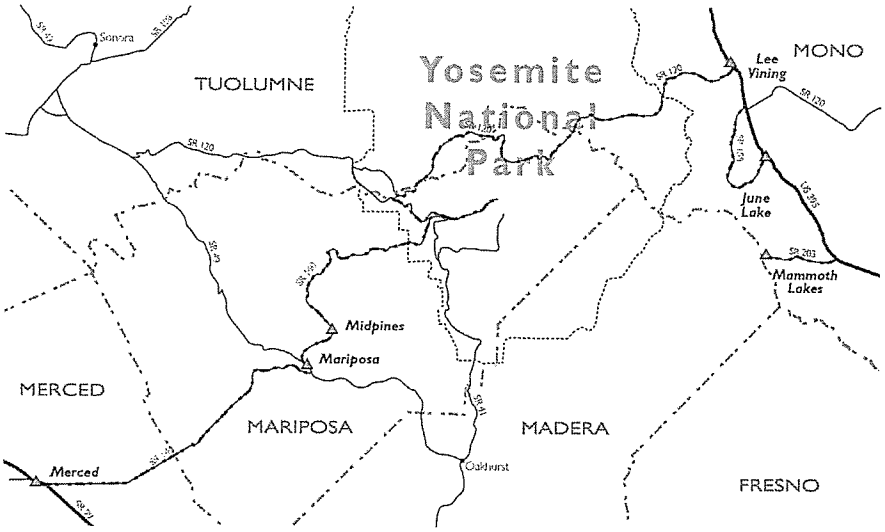



*The Ames Research Center EIS received a NASA Group Achievement Award in 2003.*



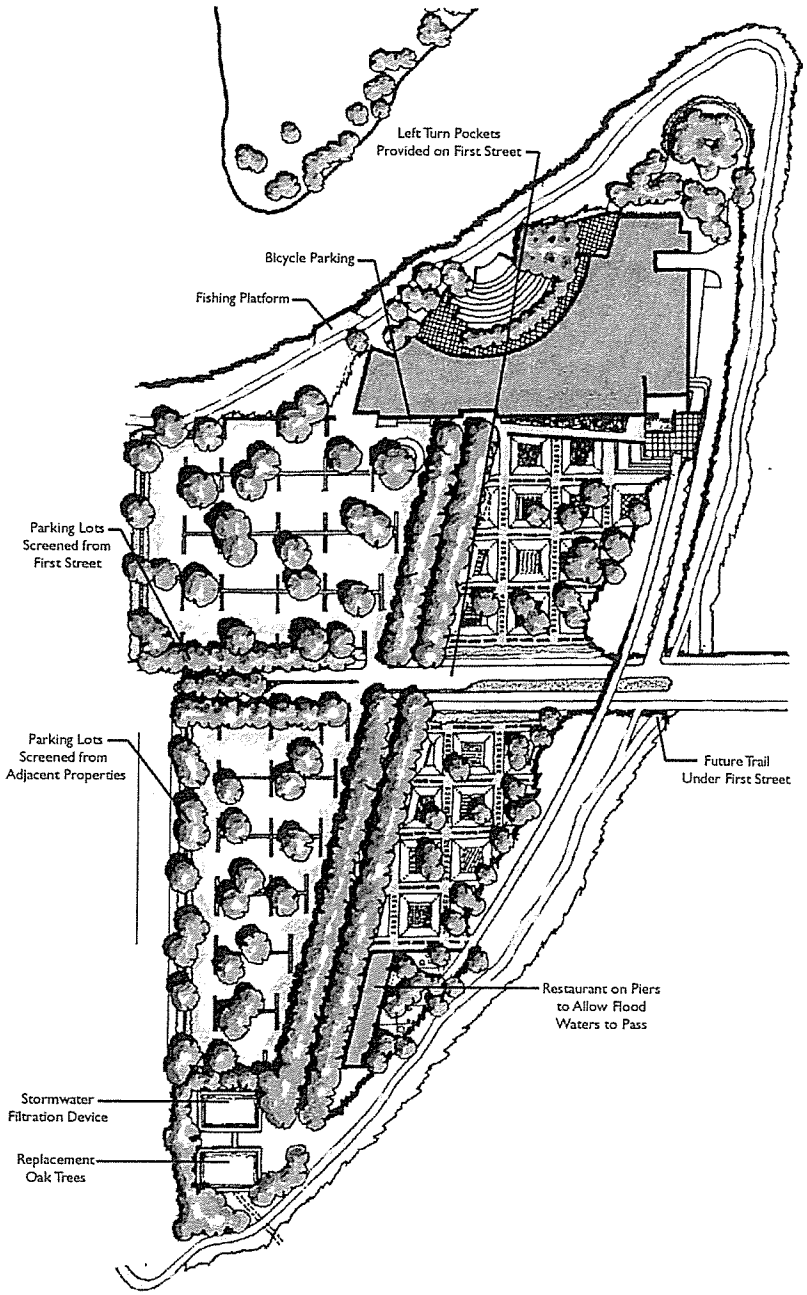
*Staging Areas Feasibility Study and EIR*
*Yosemite Area Regional Transportation System (YARTS)*

DC&E prepared an exhaustive Categorical Exclusion under NEPA and an Initial Study and Mitigated Negative Declaration under CEQA for park-and-ride lots for YARTS, a rural public transit service serving Yosemite National Park and its gateway communities in Merced, Mariposa, and Mono Counties. DC&E prepared a site selection study reviewing the feasibility of 14 potential park-and-ride sites and then prepared schematic designs for eight selected sites. Criteria for selecting staging area sites included balancing the needs of the transportation system and local communities with factors such as biological resources, viewshed and watershed protection. Each of the selected sites was subjected to in-depth technical analysis for potential environmental impacts. As a result of the technical study findings, DC&E was able to conclude that a Categorical Exclusion under NEPA and a Mitigated Negative Declaration under CEQA could be applied to the project, resulting in important time savings that permitted the project to maintain its federal funding. DC&E coordinated the design and environmental review process with a number of local, state and federal agencies, including the Federal Highway Administration (FHWA), Caltrans, the National Park Service and the US Forest Service.



*American Center for Wine, Food and the Arts EIR*
*City of Napa*

The American Center for Wine, Food and the Arts is a major tourist destination in downtown Napa that brings together culinary and artistic interests centered around a theme of the Napa region's renowned wines. The project is expected to help to revitalize downtown Napa, while also respecting the sensitive biotics and flood control issues of its river-edge site. DC&E prepared the EIR for this project, which focused on hydrologic, biotic, noise and traffic impacts. The EIR also considered a complete range of alternatives, which were designed and assessed by DC&E.


Left Turn Pockets Provided on First Street
Bicycle Parking
Fishing Platform
Parking Lots Screened from First Street
Parking Lots Screened from Adjacent Properties
Future Trail Under First Street
Restaurant on Piers to Allow Flood Waters to Pass
Stormwater Filtration Device
Replacement Oak Trees

*Downtown San Leandro Transit-Oriented Development Strategy EIR*
*City of San Leandro, as a subconsultant to BMS Design Group*

DC&E served on a consultant team that assisted the City of San Leandro in developing a transit-oriented development (TOD) strategy for its downtown area. The two primary goals of the project were to create a vibrant and distinct destination with a high level of transit and pedestrian accessibility, and to encourage increased use of existing transit infrastructure. The project identified sites and developed designs to achieve these goals through infill development and increased density within a half-mile radius of a proposed Bus Rapid Transit (BRT) station and the existing San Leandro BART station. DC&E prepared the programmatic EIR on the TOD Strategy, which required careful consideration of issues associated with higher density residential and commercial development, including increased population, potential noise impacts to new residents downtown, aesthetic impacts, and impacts to historically significant structures within the plan area. This project won the 2008 Northern Section of the California Chapter of the American Planning Association Award in the Focused Issue Planning category.

*Gasser Master Plan EIR*
*City of Napa*

The 80-acre Gasser Foundation property is one of the last undeveloped areas within Napa's Rural-Urban Limit line. The proposed Master Plan includes a mix of offices, light industry, retail shops, residences, transitional housing, and a 14-screen movie theater. DC&E is preparing the EIR for the project. Critical environmental issues include flood risks due to the site's location along the Napa River and Tulocay Creek, hazardous material contamination, biological resources, and traffic impacts. DC&E is also evaluating the proposed Master Plan against the City's land use plans and policies and in regard to the site's location within a gateway area to downtown Napa.

### *Napa River Flood Reduction Project EIS/EIR*
*Napa County Flood Control and Water Conservation District and the U.S. Army Corps of Engineers*

DC&E worked with the Napa County Flood Control and Conservation District and the US Army Corps of Engineers to prepare the EIS/EIR on the $160 million project to provide 100-year flood protection to Napa residents. The flood control project utilized an innovative "Living River" strategy that preserved the river's natural flow patterns and biotic regimes. DC&E wrote the EIS/EIR project description and report sections on land use, visual impacts, socio-economics, hazardous materials, cultural resources and alternatives, and also prepared the Final EIS/EIR. DC&E also completed a supplemental Environmental Assessment and Initial Study describing the potential environmental effects of proposed modifications to the Flood Protection Project on the east side of the Napa River in the area of the Maxwell Bridge, and developed a Mitigation Monitoring Program (MMP) that helped to ensure compliance with mitigation measures that were conditions of approval for the Flood Reduction Project. DC&E's work also included the *Soscol Bridge Construction Environmental Review* and the *Third Street Replacement Project Environmental Review,* which contained visual quality assessments of the proposed bridge designs and investigations of historic buildings and archaeologically significant resources on and near the sites.

### *Crocker Art Museum Expansion EIR*
*City of Sacramento*

The Crocker Art Museum in Downtown Sacramento was established in 1885 and is the oldest public art museum west of the Mississippi River. The Mansion building was built in 1854, and the Gallery building was completed in 1883. The Crocker Art Museum Association is planning to add 100,000 square feet of new exhibit, classroom and office space to the museum in a modern addition that will connect to the Gallery building through a third-story skywalk. DC&E prepared the EIR for this project, including detailed documentation of the historic features of the museum and an evaluation of the potential impacts of the proposed addition on the historic integrity of the site.

### *Long Range Development Plan EIR*
*University of California, Davis,*
*as a subconsultant to URS Corporation*

DC&E prepared environmental studies on Public Services, Utilities and Service Systems, Population and Housing, and Aesthetics for UC Davis' Long Range Development Plan (LRDP) Update, which outlines the campus development program through 2016. In addition to analyzing potential impacts of the LRDP to the core campus, DC&E also conducted environmental studies on five off-campus projects including a neighborhood master plan, research park master plan, a multi-use stadium complex and a proposed habitat conservation plan that will serve as a mitigation area for biological impacts resulting from Campus expansion. DC&E's analysis allowed the project to be processed with minimal public concerns regarding service or aesthetic issues.

### *WinCo EIR*
*City of Tracy*

DC&E completed this EIR for a 95,000 square-foot supermarket on an extremely accelerated schedule. Due to slippage of the schedule during an earlier environmental review effort, the City asked DC&E to prepare the document on a fast-track schedule so that the City could meet its obligation to the project proponent. The EIR required careful analysis of cumulative impacts and alternatives, as the proposed project coincides with Wal-Mart's plan to build a supercenter in the same area of city, and both project EIRs are receiving close scrutiny by outside interests.

### *Park Avenue District Plan Initial Study*
*City of Emeryville*

The City of Emeryville prepared a specific plan to revitalize its historic center, the Park Avenue District. The plan will preserve the District's community character, derived largely from its past industrial uses, while also encouraging new residential, retail and office uses in the area. DC&E prepared an Initial Study/Negative Declaration for the Plan, focusing in particular on potential impacts related to visual quality, historic resources, traffic and circulation, and land use. DC&E also provided consultation on the completion of the District Plan itself, to ensure that the analysis contained in the Initial Study informs the development of the policies contained in the Plan. The result was a largely self-mitigating Park Avenue District Plan.

### *East Washington Place EIR*
*City of Petaluma*

DC&E is preparing an EIR for the proposed East Washington Place mixed-use project on the 40.5-acre site containing a former junior high school and city-owned swimming pool and skate park. A private developer has proposed to construct about 330,000 square feet of retail uses on the northern portion of the project site, with a residential component of about 230 units on the southern portion of the site. Major issues that will be addressed in the EIR are the need to relocate existing on-site recreational facilities, incorporate mitigation measures to address freeway and speedway generated noise, and determine and mitigate the impacts of the project on adjacent roadways. As part of the alternatives analysis, DC&E will create an alternative that is designed to avoid many of the significant impacts associated with the proposed project.

### *Redwood Technology Center EIR*
*City of Petaluma*

The undeveloped 30-acre Redwood Technology Center site in Petaluma was a prime location for new retail development due to its size and location at the junction of Highway 101 and the Old Redwood Highway. The site remained undeveloped due to constrained traffic conditions, the potentially sensitive existing environmental conditions, and a lack of coordinated planning among the site's three owners. DC&E assisted the City of Petaluma in preparing an Opportunities and Constraints Analysis and EIR that determined the site's overall development potential and addressed the key issues of site design, traffic and circulation, hydrology and drainage, biological resources and marketability.

*Housing Element Update Preparation and CEQA Review*
*County of Napa*

DC&E led a consultant team in a multi-pronged update of Napa County's Housing Element. The project included the following components:

- Preparation of the Housing Element itself, which was eventually certified by the State Department of Housing and Community, resulting in Napa County's first certified Housing Element in 13 years.
- Identification of fourteen sites in four different areas of the county as potential locations for affordable housing development.
- Draft language for a new affordable housing zoning overlay.
- Combined programmatic and project-level environmental analysis of the Housing Element Update under Section 65759 of the California Government Code. On the programmatic level, the DC&E team analyzed potential environmental impacts from the Draft Housing Element Update ranging from new policies to encourage the construction of farmworker housing to changes in the number of annual permits allowed for affordable housing development. On the project level, the DC&E team analyzed potential impacts from the addition of an affordable housing zoning overlay on the fourteen sites.
- An urban design study to consider the conversion of the 220-acre Syar industrial site to residential use. This site is one of the last developable, non-agricultural parcels in the county that could provide land for badly-needed housing. DC&E developed conceptual site plans for multi- and single-family housing and supporting commercial uses on the site.
- An analysis of the reauthorization of the County's growth control ordinance, known as Measure A.

### *Housing Element EIR*
*Town of Corte Madera*

DC&E conducted an environmental review of the Town of Corte Madera's draft Housing Element, which included policies to create several different kinds of "Affordable Housing Overlay Zones" and lower multi-family housing parking requirements. In addition, the EIR provided environmental review of the impacts of permitting construction of affordable housing in four different parts of the town on sites whose development was foreseen in the Housing Element. DC&E developed several conceptual alternative site plans for this multi-family housing, while also overseeing analysis of biological, geotechnical, visual and other impacts related to the sites' rezoning.

### *Lower Codornices Creek Improvements Plan Initial Study*
*City of Albany*

DC&E prepared an Initial Study for the Lower Codornices Creek Improvements Plan for the City of Albany. The City, along with the University of California and the City of Berkeley, proposed to restore a half-mile reach of Codornices Creek by removing culverts and constructing a meandering path within a new right-of-way. In addition, the restoration project incorporated recreational opportunities such as a Class I bicycle path along the banks of the restored creek and sports fields in the immediate area. Critical issues addressed in the Initial Study included potential impacts on sensitive species such as steelhead trout, past flooding of the creek into adjacent residential areas, and the possible presence of hazardous materials due to historic industrial uses on the site.

### *Verizon/Cellular One Transmission Facility EIR*
*City of Napa*

Verizon Wireless and Cellular One submitted an application for a co-located 55-foot simulated tree antenna tower on a visually prominent ridgetop in the City of Napa. Due to the potentially significant visual impacts associated with the project, the City of Napa determined that the project required an EIR. DC&E's analysis of the project focused on potential visual and land use impacts. DC&E also oversaw an engineering team that identified technically feasible alternatives to the project, which were evaluated in the EIR at an equal level of analysis as the project itself.

### *Paradise/San Clemente Drive Specific Plan EIR*
*Town of Corte Madera*

DC&E prepared a focused EIR for the proposed Paradise/San Clemente Commercial Area Specific Plan in Corte Madera. The Specific Plan proposes a series of traffic improvements, implements a unified set of design guidelines and a shared parking scheme, proposes amenities for residents and workers in the area, and promotes economic development of the area as a larger highway serving commercial destinations. DC&E's team investigated potential impacts in the subject areas of land use and public policy, visual quality and design, open space and recreation, traffic and circulation, geology, hydrology and water quality, hazardous materials, noise and air quality.

### *Seismic Replacement Building 1 EIR*
*University of California at Berkeley*

DC&E prepared the environmental review for a new building that will house departments that are temporarily displaced while their existing buildings on campus undergo seismic retrofitting. After the University completes its seismic retrofitting program, the building will provide office and classroom space for one or more University departments. Key environmental issues included traffic impacts on residential neighborhoods from the proposed parking garage, visual impacts, and potential land use conflicts from siting a new structure on land that some community members perceive as open space.

### *Meriam Park EIR*
*City of Chico*

DC&E is preparing an environmental impact report for Meriam Park, a 230-acre New Urbanist mixed-use development in the City of Chico. The project will create a new pedestrian-oriented neighborhood within Chico, including more than 1,600 units of single-family and multi-family housing within walking distance of new parks and neighborhood-serving retail. The development also includes a 5,000-seat minor league baseball park and shared parking to serve the housing, retail and recreation amenities. Key issues on the project include traffic and parking as well as the existence on the site of Butte County Meadowfoam, an endangered species. Little Chico Creek also runs through the site, requiring sensitive site planning. DC&E is also conducting a review of a new form-based zoning code to be adopted for the area.

### *Hillside Village EIR*
*City of Petaluma*

DC&E prepared the Draft EIR for the Hillside Village, a mixed-use subdivision proposed for construction on the 123-acre Varnhagen Ranch. Development was intended to be sensitive to the site's natural resources, with over 60 percent of the site's rolling hills and oak woodlands preserved as open space. Two hundred to 240 residential units were to be clustered on approximately 39 acres of the site, along with a market, a school or community building, and playing fields. DC&E prepared the Draft EIR for the project, which presented an evaluation of environmental and policy ramifications, including changes to the General Plan, annexation of the site to the City, agricultural preservation, traffic and circulation, visual impacts and resource issues.

### *Siena Hill EIR*
*Hillside Homes Group, Inc.*

DC&E prepared an EIR for a high-density, 32-unit infill housing project in the Oakland hills. The EIR focused on visual quality, traffic, slope stability, hydrology and site access. Additionally, DC&E was involved in an iterative design process with the client and the City of Oakland to develop the site in an environmentally sensitive manner that minimized alterations to the existing landscape.

# RESUMES

**STEPHEN T. NOACK,** AICP
PRINCIPAL

*Professional Experience*

*Design, Community & Environment, Berkeley, California.* **Principal.** 2002 through present. Responsible for leading teams preparing environmental documents for a wide variety of projects including the *U.C. Berkeley Long Range Development Plan EIR*, the *Gasser Master Plan EIR* for the City of Napa, *Meriam Park EIR* for the City of Chico, *Southeast Campus Integrated Projects EIR* for UC Berkeley, and the *General Plan EIR* for the City of Walnut Creek.

*Parsons Brinckerhoff, San Francisco/Sacramento, California.* **Senior Environmental Planner.** 1998 through 2002. Managed and wrote environmental documents for a wide range of projects, including transportation corridor studies and site-specific plans. Worked with local, State and federal regulatory agencies to identify critical environmental issues related to the projects and provide technical analysis. As project manager, provided strong team development and led work on collaborative resolution of a myriad of issues.

*Pacific Municipal Consultants, Sacramento, California.* **Senior Associate.** 1996 through 1998. Provided contract planning and project management services for the cities of Orinda, Belmont and Saratoga. Prepared an urban design study for the City of Sand City (Monterey County) and completed a hazardous waste management plan for the City of Oakland.

*Tetra Tech, Inc., Lafayette, California.* **Business Development Director.** 1995 through 1996. Prepared and implemented marketing plan for research and development division of a national architectural and engineering company. Made presentations to clients throughout the United States. Conducted in-house training seminars, prepared proposals and coached presentation sessions.

*Woodward-Clyde Consultants.* **Project Scientist/Senior Business Development Manager.** 1988 through 1995. Managed a wide range of EIRs and EISs for industrial and research facilities, transportation corridors, commercial and residential projects. Developed and implemented focused market plans for five technical discipline groups. Conducted meetings with potential clients and developed strategies to pursue strategic opportunities for the department.

*Creegan & D'Angelo, Pleasanton, California.* **Senior Planner.** 1986 through 1988. Managed U.S. Navy Land Use Compatibility Studies at NAS Moffit Field and NAS Whidbey Island, Washington.

*Ruth & Going, Inc., San Jose, California.* **Associate Planner.** 1985 through 1986. Prepared environmental documentation for a wide range of projects. Worked with municipalities in preparing general plan amendments and with private-sector clients on conditional use permit applications.

*Carpenter Associates, San Carlos, California.* **Assistant Planner.** 1984 through 1985. Provided full range of consulting planning services, including environmental impact reports and contract planning services.

*City of Daly City, Daly City, California.* **Assistant Planner.** 1981 through 1983. Responsible for administration of city's zoning ordinance, which included code enforcement, reviewing discretionary permit applications, managing consultant and making presentations to the Planning Commission.

*Education*

**Master of Science,** *Urban and Regional Planning, San Jose State University, California.*

**Bachelor of Science,** *Urban and Regional Government, Willamette University, Salem, Oregon.*

*Professional Affiliations*

**Member,** American Institute of Certified Planners.

**Member,** Association of Environmental Professionals.

**Luncheon Director,** Professional Environmental Marketing Association, 1996 through 1997.

**Member,** American Planning Association.
Director Northern Section, California Chapter, 1993 through 1995.
Fundraising Chair, 2005 National Conference Steering Committee.

**TANYA SUNDBERG**
ASSOCIATE

*Professional Experience*

*Design, Community & Environment, Berkeley, California.* **Associate.** 2006 through present. Responsible for research, report writing and community outreach and facilitation for comprehensive planning and environmental review projects.

*Stewardship Council, Foster City, California.* **Land Conservation Program Intern.** 2005. Researched case study conservation programs. Researched and compiled database of land trusts operating near watershed lands. Researched outdoor youth education grant programs. Staffed community meetings.

*City of Sunnyvale, Sunnyvale, California.* **Transportation Planner,** 2004 and **Assistant Planner,** 2001 through 2002. Prepared grant proposals and managed grants, including a Transportation for Livable Communities Planning Grant from the Metropolitan Transportation Commission. Conducted public outreach, data analysis, consultant coordination and reports for traffic calming studies. Coordinated Bicycle and Pedestrian Advisory Committee. Reviewed plans for development projects.

*Environmental Protection Information Center (EPIC), Garberville, California.* **Administrative Coordinator.** 2002 through 2003. Managed office and provided administrative support. Prepared action alert e-mail and managed e-mail list of approximately 900 members. Wrote and edited articles for EPIC's newsletter, *Wild California*, and managed its distribution. Participated in the General Plan Update process for Humboldt County. Maintained EPIC's website. Coordinated volunteers.

*Maine Department of Environmental Protection, Augusta, Maine.* **Environmental Specialist II.** 2000 through 2001. Resolved formal enforcement actions, including voluntary compliance and consent agreements. Conducted on-site field determinations for permitting requirements. Conducted speaking engagements on Maine's environmental regulations.

*Teaching*

**Graduate Student Instructor/Researcher.** *University of California, Berkeley.* 2004 through 2006. Led labs and discussions, prepared class materials and exams, and graded homework and exams. Organized symposium entitled *ReEnvisioning the Delta: The Hub of California's Future.* Developed a Graduate Student Instructor handbook.

*Education*

**Master of Landscape Architecture,** *Environmental Planning, University of California, Berkeley.*

**Bachelor of Arts,** *Human Ecology, College of the Atlantic, Bar Harbor, Maine.*

*Honors and Awards*

**ASLA Certificate of Honor,** U.C. Berkeley, 2006.
**Geraldine Knight Scott Traveling Fellowship,** U.C. Berkeley, 2006.
**Award for Excellence in Studies of Policy and Planning,** Center for Applied Human Ecology, 2000.

*Publications*

"Incorporating Complex Adaptive Systems Theory into Strategic Planning: The Sierra Nevada Conservancy." Written with Timothy Duane and published in the Journal of Environmental Planning and Management, 51:1, 141–162, 2008.

**ALEXIS LYNCH,** LEED AP
PROJECT PLANNER

*Professional Experience*

*Design, Community & Environment, Berkeley, California.* **Project Planner.** 2008 to Present. Responsible for research and report writing for land use, environmental review and transportation projects.

*City of Berkeley, Berkeley, California.* **Downtown Plan Intern.** 2007 to 2008. Assisted in writing policy and implementation measures, drafting plan chapters, conducting research and organizing workshops and meetings. Work was primarily focused in the topics of urban design, historic preservation, sustainability, green building and open space planning.

*Mineta Transportation Institute, San Jose, California.* **Research Associate.** 2006 to 2007. Research associate on study highlighting smart growth strategies being undertaken by transportation agencies. The study focused on the smart growth strategies of open space preservation, compact development, transit-oriented development, affordable housing and jobs/housing balance.

*Education*

**Masters in City Planning,** *University of California, Berkeley, California.*

**Bachelor of Arts,** *Sociology, Vassar College, Poughkeepsie, New York.*

*Publications*

Wrote *Infrastructure for the High Tech: The Plan for a Wireless Silicon Valley.*

Researched and co-wrote *Strategies for Connecting Transportation Funding with Smart Growth: State and Regional Best Practices and Incentives.* Mineta Transportation Institute.

*Honors and Awards*

**Departmental and General Honors,** Vassar College.

**Honorable Mention,** *IT Division Student Paper Competition,* American Planning Association.

*Professional Affiliations*

**LEED™ Accredited Professional,** U.S. Green Building Council.

**KYLE SIMPSON**
PROJECT PLANNER

*Professional Experience*

*Design, Community & Environment, Berkeley, California.* **Project Planner.** 2006 through present. Responsible for analysis for environmental studies, including project-level and programmatic EIRs, as well as detailed Initial Studies/Mitigated Negative Declarations. Provided analysis support for the *Downtown Transit Oriented Development (TOD) Program EIR* for the City of San Leandro, the *Mission Square EIR* for the City of Sonoma, the *Broadway Plaza Retail Project EIR* for the City of Walnut Creek, and the *Downtown Specific Plan and EIR* for the City of Ceres.

*Springboard Forward, Mountain View, California.* **Coordinator.** 2006. Developed and initiated growth strategies for a sustainable volunteer program. Worked with clients from low-income backgrounds to develop meaningful careers. Initiated and managed new corporate partnerships. Designed and applied new marketing strategies. Compiled and tracked statistical data.

*Greenbelt Alliance, San Jose, California.* **South Bay Program Coordinator.** 2004. Managed campaigns to protect open space and create sustainable communities in Santa Clara and San Mateo Counties. Published environmental and economic critiques of projects in San Jose and Santa Clara Valley. Served on action committees and task forces advocating housing and smart-growth issues. Coordinated community outreach and citizen participation.

*Office of Councilmember Ken Yeager, District 6, San Jose, California.* **Council Aide.** 2003 through 2004. Researched planning and environmental issues and advised Councilmember on policy direction. Maintained and developed good working relationships with private and public agencies. Crafted correspondence, talking points, and external communication. Coordinated with City of San Jose staff and constituents.

*Education*

Bachelor of Science, *Political Science, Santa Clara University.*

**ALEJANDRO HUERTA**
PLANNER

*Professional Experience*

*Design, Community & Environment, Berkeley, California.* **Planner.** 2008 through present. Responsible for research, community outreach support and report-writing for general plans and environmental reviews.

*Page & Turnbull, Inc., San Francisco, California.* **Intern Architectural Historian.** 2008. Assisted in the research, writing and editing of historic evaluation reports, which required surveying and photographing various historic resources.

*Center for Distance Learning, Empire State college, State University of New York.* **Adjunct Faculty.** 2008. Designed and taught a History of Western Architecture course.

*U.S. Treasury Department, Office of the Curator, Washington, D.C.* **Intern Architectural Historian.** 2005. Researched and wrote the Historic Structure Report for the 1917-1919 Treasury Annex Building. Photo-documented restoration and renovation of the Main Treasury Building. Helped design the Office of the Curator website.

*Education*

**Ph.D Coursework,** *History of Art and Architecture, University of Santa Barbara, Santa Barbara, California.*

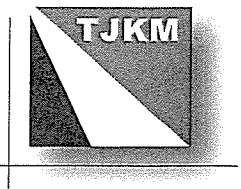
**Master of Architectural History,** *University of Virginia, Charlottesville, Virginia.*

**Bachelor of Arts,** *Urban Studies, Stanford University, Stanford, California.* Concentration in Architecture and Urban Design.

**Tutorial in Architectural Design,** *Oxford University, United Kingdom.*

*Honors and Awards*

**Chappell-Lougee Scholarship,** Undergraduate Research, Stanford University.




TJKM Transportation Consultants

# Company Profile

## From the intersection of knowledge and know-how

TJKM is a traffic engineering and transportation planning firm servicing Northern and Central California, with offices in Pleasanton, Fresno, Sacramento, and Santa Rosa. TJKM offers a wide range of services with special expertise in traffic operations, signal design, traffic impact studies, and long-range planning, including travel demand modeling. In more than three decades of existence, we have successfully participated in nearly 8,000 transportation projects throughout California. TJKM averages 240 new projects each year and it is this depth of experience that gives our engineers the necessary skills to complete each project with accuracy, efficiency and high-quality professionalism.

## We're locals with the right relationships

While we have served both public and private Clients throughout California and into Nevada, our experience is broadest in the San Francisco Bay Area and San Joaquin Central Valley. Our engineers don't just live and drive here. They've also worked on the "public side of the desk" for years as municipal engineers, developing superior skills in collaborating with the public and city councils and more importantly, crafting excellent relationships with the right people.

## Move from Point A to Point Done...faster

Need extra bandwidth to keep a project on track? From long-range traffic planning and traffic impact studies to "need-it-now" signal design and timing, our knowledge of local agency processes will keep your project moving faster; and know-how from thousands of engagements will help complete your project on time and within budget.

## TJKM Engineers

- Chris D. Kinzel, P.E.
- Gary E. Kruger, P.E.
- Jose Benavides, P.E.
- Richard Haygood, P.E.
- Christopher Thnay, P.E., AICP
- Jia Hao Wu, Ph.D.
- Joy Bhattacharya, P.E., PTOE
- Stephen Au, P.E.
- Andrew Kluter, P.E.
- David Mahama, P.E.
- Travis Richards, P.E.
- Frank Yeh, EIT
- Kai Han, EIT
- Steve Delsid, EIT
- Afsaneh Yavari
- Erik Bjorklund
- Vishnu Gandluru
- Jeffrey Lacap
- Manish Parmar

## TJKM Transportation Consultants

**Vision That Moves Your Community**

Chris D. Kinzel, P.E.
President

Gary Kruger, P.E.
Principal Associate &
Branch Manager

Jose L. Benavides, P.E.
Senior Associate &
Fresno Branch Manager

Richard Haygood, P.E.
Senior Associate &
Branch Manager

Christopher Thnay, P.E., AICP
Senior Associate

Jia Hao Wu, Ph.D.
Senior Associate &
Director of Modeling Services

Joy Bhattacharya, P.E., PTOE
Senior Associate

Stephen Au, P.E.
Associate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|---|---|
| Pleasanton | 925.463.0611 |
| Fresno | 559.325.7530 |
| Sacramento | 916.449.9050 |
| Santa Rosa | 707.575.5800 |

TJKM

www.tjkm.com

# Traffic Impact Studies

TJKM Transportation Consultants has conducted over 3,000 traffic impact studies as part of environmental impact reports (EIRs) or as separate analyses. We have conducted studies for residential, retail, office, institutional, industrial, government, and recreational developments. Our clients include both private developers and government agencies.

Traffic is often one of the major considerations in planning a new or modified development. A traffic impact study usually occurs in the early stages of the project planning. The purpose of the study is to assist planners, in both the public and private sectors, in making major land use and other development decisions.

A typical traffic impact study assesses many issues including:

- Project description/layout
- Study area intersection levels of service (LOS)
- Traffic forecasts
- Traffic signal warrants
- Circulation
- Site access
- Safety
- Neighborhood/surrounding area impacts

The goal of a traffic study is to determine the impact a new development will have on the surrounding transportation system and develop mitigation measures that will help to lessen or eliminate any negative impacts.

Because traffic impact studies are a specialty at TJKM, we are well trained and highly effective in analyzing potential impacts created by a new development and can develop creative solutions that our clients can implement.

We routinely attend City Council and Planning Commission meetings to support our findings and recommendations and have a successful track record of achieving accord between the developer's vision and the best interests of the community.

## Representative Projects

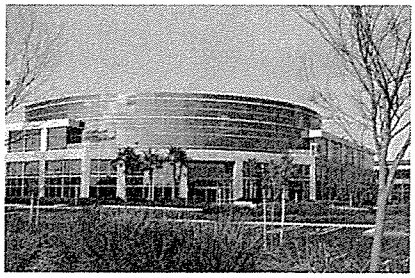
- Preliminary Traffic Circulation Master Plan for the West Park Industrial Development, Stanislaus County
- Transportation and Circulation Element of the EIR for the Marina Center/"Balloon Track" Mixed-use Development, Eureka
- Transportation and Circulation Element of the EIR for Mariposa Lakes Mixed-use Development, Stockton
- Traffic Impact Studies for Villages E, G, I & J and Specific Plans II & III for the Community of Mountain House, San Joaquin County
- Transportation and Circulation Element of the Harlan Ranch Development EIR, Fresno
- Traffic Impact Study for the Pacific Commons Mixed-use Development, Fremont
- Traffic Impact Study for Hacienda Business Park, Pleasanton

TJKM Transportation Consultants

**Vision That Moves Your Community**

*Residential Developments*

*Shopping Centers and Retail Developments*



*Office Buildings, Complexes and Business Parks*


| | |
|---|---|
| Pleasanton | 925.463.0611 |
| Fresno | 559.325.7530 |
| Sacramento | 916.449.9050 |
| Santa Rosa | 707.575.5800 |

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www.tjkm.com

## Relevant Project Experience

**City of Lafayette Review of Moraga Center Specific Plan EIR- TJKM was retained by the Cities of Lafayette and Orinda to conduct a comprehensive peer review of the Moraga Center Specific Plan (MCSP) Environmental Impact Report (EIR) traffic analysis. Potential development within the MCSP area in central Moraga includes up to 720 residential units of varying densities, 90,000 square feet of retail space, 50,000 square feet of office space, an 85-room hotel, a 75-room congregate care facility and a 75-room assisted living facility.**

**TJKM's peer review included a comprehensive examination of expected traffic impacts detailed in the MCSP EIR and a comparison of EIR traffic mitigation measures with those currently in the Lamorinda Action Plan; an analytical comparison of MCSP trip generation assumptions with established industry estimates for retail, residential, and other land uses from similar suburban areas. In particular, TJKM's review and analysis of retail trip generation rates considered the potential full occupancy of retail sites in central Moraga, whereas the EIR projected future retail activity based on current lower retail occupancy levels. Also, the retail trip rate review considered regional attraction to new MCSP retail in addition to the EIR's consideration of local retail attraction from Moraga residents.**

**The peer review also included a comparison of MCSP trip internalization assumptions, both on site and within the City of Moraga, with TJKM's local experience in the greater Lamorinda area; a thorough review of EIR roadway and intersection level of service analysis methods and parameters, including intersection approach delay, peak hour factors, and delay indices; and consideration of additional Lamorinda area roadway segments and intersections potentially impacted by the project that were not included in the EIR traffic analysis.**

**In its peer review, TJKM considered the needs of Lafayette and Orinda stakeholders by reviewing and recommending additional appropriate measures that would lessen potential impacts from the full-build MCSP development. Such measures included transportation demand management, traffic calming, and provision of enhanced alternative transportation including senior shuttles, additional public transit service, bicycle facilities, and pedestrian facilities. TJKM's efforts built a strong case for a more comprehensive review of transportation impacts and measures for the greater Lamorinda area and were enthusiastically received by the Cities of Lafayette and Orinda.**

**East Dublin Development Studies, Dublin- Working as an on-call consultant to the City of Dublin and directly with the majority of the developers active in the area, TJKM's involvement in this project since 1985 has proven instrumental for the planning and success of East Dublin. TJKM provided key services, including determining circulation patterns, developing plan lines, planning for connectivity, and designing traffic signals. TJKM routinely studies the effects and impacts of East Dublin developments prior to their construction. TJKM also conducted the studies for the two Dublin BART stations, including the design of the parking lot and circulation system for the East Dublin/Pleasanton station. Our East Dublin involvement includes many assignments, and has resulted in numerous traffic studies/EIR traffic sections for specific plans, sub-area plans, and specific development projects.**

**Grafton Plaza Traffic Study, Dublin- TJKM, as part of its City of Dublin On-Call contract, is conducting the traffic studies for the proposed Grafton Plaza development. Grafton Plaza was proposed as a mixture of innovative land uses, including live/work and shopkeeper units, a hotel with shops and a restaurant, a spa, 425 condominiums, 300,000 square feet of offices, and 80,000 square feet of retail use, with both surface and garage parking. (The project description is currently being revised.)**

**At the request of the City, TJKM conducted a comprehensive traffic and parking analysis and prepared the traffic and transportation section of the DEIR. A separate traffic report was omitted in this case, by mutual agreement of the City, the developer, the EIR consultant and TJKM, primarily for time-saving purposes. (TJKM supplemented this analysis with a traffic impact report for a revised project description.)**

**Downtown Vacaville Parking Study and Transportation Master Plan- TJKM was retained by the City of Vacaville to evaluate existing public parking, circulation, and access conditions in Downtown Vacaville. The purpose of TJKM's study was to support the downtown revitalization by providing an assessment of the current and future public parking demand in the downtown for use as a basis to determine the need for revision, improvement, and/or addition of public parking facilities. The goals of the study were to review exiting public parking conditions, analyze parking demand based on existing and proposed land uses, address comments and concerns of downtown stakeholders, and develop recommendations to meet existing and future parking needs of diverse groups including merchants, employees and customers. TJKM completed the initial Parking Study in 2001 and is currently preparing an update. TJKM will present the latest findings and recommendations for the Vacaville Parking Study and Transportation Master Plan to members of the Downtown Vacaville Business Improvement District, the City of Vacaville Development Team, the Housing & Redevelopment Commission, the City Council and the Vacaville Planning Commission.**

**Marina Center/"Balloon Track" Mixed-use Development, Eureka- Security National Properties selected TJKM to complete a major traffic impact study for its vision of transforming an abandoned rail yard into a productive and attractive mixed-use property that will reflect the character and serve the needs of Eureka well into the future. An EIR covering all potential impacts and mitigation is under preparation.**

**The 38-acre property is located near Eureka's historic downtown commercial core, and parallels the shoreline of Eureka Harbor. The development will include carefully selected local and national retailers to meet important community needs, as well as offices, light industrial space, and non-profit organizations. The project will also include recreational amenities such as a Discovery Museum, as well as biking and walking paths connecting Marina Center to Eureka's historic downtown.**

**TJKM's study included 26 existing intersections and one future intersection. The analysis of existing conditions, which included automobile, pedestrian, bicycle, and truck movements, transit routes, and parking, revealed that major changes were required to accommodate future traffic volumes, particularly to U.S. Highway 101**

that runs through Eureka. The analysis also makes extensive use of micro-simulation and three alternative mitigation strategies.

Pacific Commons Development Project, Fremont- TJKM has participated in this project for nearly two decades. Pacific Commons is an approved development consisting of approximately 877 acres of land with a mix of industrial, office, commercial, and hotel uses. Some portions of the project site also support institutional open spaces (commercial recreation, parks and wetlands). The construction of this project has had a significant impact on the City of Fremont's transportation facilities. TJKM has provided all traffic engineering design and traffic analysis services, and has developed transportation demand management (TDM) measures to obtain the maximum use of available transportation resources (ridesharing, pedestrian and bicycle uses, and transit operations) for occupants of the business park.

Mariposa Lakes EIR, Stockton- TJKM conducted a traffic impact analysis of the proposed Mariposa Lakes development located southeast of the City of Stockton in San Joaquin County. The proposed project covers an area of approximately 3,800 acres and will be a new residential and mixed-use village community with over 10,200 dwelling units. In addition, the non-residential developments will include over 10 million square feet of commercial and industrial development, six elementary schools, a high school and a campus of San Joaquin Delta College. The enormous study involved evaluating conditions on key interchanges and arterials in the area and at 70 study intersections that may potentially be impacted by the proposed project. The roadway network conditions were evaluated under nine scenarios. TJKM also provided major input to the technicalities and text of the Draft EIR and is working with the team to secure approvals of major interchange upgrades adjacent to the site. TJKM developed a triggering analysis and a monitoring procedure to deliver major transportation infrastructure projects on a when-needed basis.

Campus Pointe Development, Fresno- Campus Pointe is a mixed-use development currently under construction within the California State University, Fresno Campus. TJKM was retained by the Campus Pointe developer, Lance-Kashian & Company to provide various traffic engineering and design services, including:

- Peer Review of the EIR traffic impact analysis
- Parking and internal site circulation review
- Average Trip Length analysis for the residential component
- Roadway geometric analysis
- Roundabouts
- PS&E for signal modifications at the intersections of Chestnut Avenue at Shaw Avenue and Chestnut Avenue at Bullard Avenue
- Caltrans Mandatory and Advisory Design Exception Fact Sheets for the proposed Shaw Avenue and Chestnut Avenue signal modifications and Shaw Avenue street improvements

The Campus Pointe development is one of the first projects nationwide to propose a mixed-used commercial development within a university setting. Campus Pointe visitors will experience shopping, dining, learning, entertainment, business and life all within walking distance of Fresno State.

# Richard K. Haygood, P.E.
SENIOR ASSOCIATE

TJKM
Transportation
Consultants

Vision That Moves Your Community

## EXPERTISE/BACKGROUND

Mr. Haygood has over 25 years of traffic engineering and transportation planning experience and has worked in both the public and private sectors. His expertise includes preparation of traffic impact, circulation/parking, pedestrian/safety and fee studies; design of plans, specifications and estimates for traffic control devices and roadway improvements; conducting intersection and freeway operations analyses; completion of funding applications; and more.

## REPRESENTATIVE PROJECT EXPERIENCE

***On-call Traffic Engineering***

- Managing current on-call services agreement with the City of Redwood City, including the following specific projects:
  - *Traffic Impact Study Review – The Preserve at Redwood Shores*
  - *Traffic Operations Support – traffic calming measures, pedestrian crossings, stop signs*
  - *Traffic Engineering Support – striping/signing plans for Shearwater Parkway, Middlefield Rd.*
  - *Traffic Control Plans – San Francisco PUC Pipeline Upgrade Project*
  - *Regional Transportation Planning Support – 2020 Peninsula Gateway Corridor Study, US 101/SR84 Interchange Alternatives*

***Transportation/Forecast Modeling***

- Managing development of Redwood City's first citywide travel demand forecasting model, to support City's new General Plan preparation.

***Traffic Impact Studies***

- Aptos Village Mixed-Use Development TIS Update, Santa Cruz County
- Geary Road Multi-Family Residential Development, Walnut Creek
- Hathaway Avenue Redevelopment Site, Hayward
- Camino Ramon Mixed-Use Development, Danville
- Mt. View High School Bike Access Study

***Municipal Traffic Engineering***

- Traffic Engineer, City of Redwood City, California (1997-2007)
  - *Managed the Traffic Engineering section, including supervision of professional staff, and selection and supervision of consultants.*
  - *Participated in planning and designing the traffic, parking, and pedestrian circulation aspects of Downtown Revitalization, including successfully completed Cinema/Retail development.*
  - *Reviewed site development project plans for circulation and parking impacts and mitigations, and compliance with design standards. Directed the scope and reviewed the results of traffic and parking studies prepared by consultants, including EIRs for various major site developments.*
  - *Directed consultant team and participated in preparation of City's first Citywide Traffic Mitigation Fee Study. Managed implementation of Traffic Fee Program.*

## EDUCATION

M.B.A., UCLA Graduate School of Management, 1987

B.S. in Engineering, Transportation Emphasis, University of California, Los Angeles, 1976

## REGISTRATION

CA Civil Engineer No. C39596
CA Traffic Engineer No. TR1424

## PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers (ITE)

## YEARS OF EXPERIENCE

29

## PROFESSIONAL HISTORY

2007 – Present, TJKM Transportation Consultants

1997-2007, City of Redwood City

1995-1997, City of West Sacramento

1993-1995, Thomson Traffic Engineers, Alameda

1992-1993, Fehr & Peers, Lafayette

1989-1992, Omni-Means Engineers, Walnut Creek

1987-1989, SR Associates, Newport Beach

1986, Caltrans, District 7, Los Angeles

1980-1985, City of Beverly Hills

1977-1980, Linscott, Law & Greenspan, Los Angeles

- Traffic Engineer, City of Redwood City *(cont.)*
  - *Participated in planning and design of large-scale projects, including Caltrans project development process for major interchange and highway improvements.*
  - *Supervised preparation of PS&E for traffic control devices and roadway improvements.*
  - *Co-developed City's Traffic Calming Program, including criteria for speed humps and stop signs on low-volume residential streets. Managed implementation of program in diverse neighborhoods. Directed pilot program of special speed awareness message signs.*
  - *Addressed traffic operations, safety, and parking issues raised by citizens. Managed field investigations, analysis, report preparation, correspondence with public, meetings, and implementation of authorized actions. Directed development of database to track status of requests/issues and their resolution.*
  - *Prepared reports and made presentations to City Council, Planning Commission, and to neighborhood and business groups.*

- Civil Engineer (Traffic/Transportation), City of West Sacramento Engineering Division (1995-97)
  - *Managed the Traffic Engineering section, including hiring and supervision of professional staff.*
  - *Participated in planning and design of large-scale projects, including coordination with Caltrans on project development for major interchange and highway improvements.*
  - *Supervised preparation of PS&E for traffic control devices and roadway/pavement improvements.*
  - *Reviewed development project plans for circulation impacts and mitigations, and compliance with design standards.*
  - *Identified State and Federal funding sources through active communication with regional (SACOG) and county planning agencies and air quality district (YSAQMD), and prepared applications.*
  - *Responsible for staff support of Traffic Committee to address traffic operations and safety issues, including field investigations, analysis, report preparation, correspondence with public, conducting meetings, and implementation of approved actions.*
  - *Prepared reports and made presentations to City Council.*

- Assistant Transportation Engineer, City of Beverly Hills Department of Transportation (1980-85)
  - *Conducted traffic and parking studies and prepared reports to elected officials.*
  - *Performed project administration for construction of traffic control devices; supervised preparation of plans and specifications, and monitored progress of work.*
  - *Administrated taxi and valet parking regulations; recommended changes in procedures and regulations that improved operations.*

# Chris Kinzel, P.E.

PRESIDENT

TJKM
Transportation
Consultants

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## EXPERTISE

Municipal traffic engineering, freeway operations, arterial system planning, circulation studies, traffic impact studies, general/specific plans, parking studies, corridor studies, expert witness testimony, transportation planning for major developments, geometric design, safety studies, and oversight of traffic signal system projects.

## BACKGROUND

Mr. Kinzel is the President and Co-founder of TJKM and has been in this position since 1974. He has 48 years of experience in nearly all aspects of traffic engineering. Mr. Kinzel has managed and performed hundreds of traffic studies over the years.

A former municipal engineer, much of his career today is focused on working with city and county traffic engineers to determine the most effective strategies for reducing traffic congestion. He has also worked with many California developers and homebuilders, performing development studies and presenting results.

Mr. Kinzel has presented results of hundreds of TJKM projects at city council/planning commission meetings, has made numerous presentations to the public, and has taught traffic engineering courses for the University of California and the University of Santa Clara. He wrote the "Traffic Studies" chapter of the Traffic Engineering Handbook, published by Prentice-Hall in 1991.

## REPRESENTATIVE PROJECT EXPERIENCE

***Large-scale Development Projects***

- West Park Traffic Circulation Master Plan & EIR, Stanislaus County
- Pacific Commons Mixed-use Development Design, Traffic Studies & EIR, Fremont
- Mariposa Lakes Residential Development EIR, Stockton
- East Dublin Planning, Evaluation Studies & Traffic Design
- Community of Mountain House Planning, Evaluation Studies & Traffic Design
- Hacienda Business Park Planning & Traffic Studies, Pleasanton
- Ruby Hills Development Traffic Impact Study, Pleasanton

***Circulation Studies***

- River Islands Residential Development, Lathrop
- Downtown Revitalization Plan, Pleasanton
- Main Street Corridor Improvements, Manteca

***Traffic Impact Fee (AB 1600) Studies***

- City of Menlo Park
- City of Dublin
- City of Livermore
- City of Lathrop
- City of Los Altos
- West Contra Costa Transportation Advisory Committee

## EDUCATION

M.S. in Transportation Engineering
University of California, Berkeley

B.S. in Civil Engineering-
California State University, Fresno

## REGISTRATION

CA Traffic Engineer No. 0023
CA Civil Engineer No. 15347

## PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers (ITE)

American Society of Civil Engineers (ASCE)

American Public Works Association (APWA)

Dublin Rotary

## YEARS OF EXPERIENCE

48

## PROFESSIONAL HISTORY

1974-Present, President
TJKM Transportation Consultants

1971-1974, Associate/VP
Lampman & Associates

1966-1971, City Traffic Engineer
City of Hayward

1960-1965, Assistant County Engineer
County of Fresno

***Freeway Operations***

- I-680 Traffic Operations Study, Contra Costa & Santa Clara Counties
- Louise Avenue/I-5 Project Study Report, Lathrop
- Altamont Pass Corridor Study, Livermore, Tracy, & San Joaquin Counties
- SR 84 Route Alternatives Study, Livermore

***Parking Studies***

- Downtown Walnut Creek
- City of Vacaville
- City of Grass Valley

***Transportation Modeling***

- Tuolumne County Circulation System Model, Transportation Improvement Program, and Funding Strategy

# Joy Bhattacharya, P.E., PTOE

SENIOR ASSOCIATE

TJKM
Transportation
Consultants

## EXPERTISE

Municipal traffic engineering, freeway operations, arterial system planning, circulation studies, traffic impact studies, speed surveys, general/specific plans, parking studies, corridor studies, expert witness testimony, transportation planning for major developments, geometric design, safety studies, and oversight of traffic signal system projects.

## REPRESENTATIVE PROJECT EXPERIENCE

### *Intelligent Transportation Systems*

- Advanced Traffic Management System (ATMS) Design for Route 238 Improvements, Hayward
- ATMS for the Community of Mountain House, San Joaquin County
- Ramp Meter Design for I-880 HOV Lane Widening Project, Santa Clara County
- Advanced Signal Preemption for Railway/Highway Grade Crossing at Corral Hollow Rd./Byron Rd., Tracy

### *Signal Timing/Coordination*

- 2008 – 2009 Metropolitan Transportation Commission's Regional Signal Timing Program (RSTP)
  - *Pleasant Hill, South San Francisco, Santa Clara*

### *Freeway/Corridor Studies*

- Freeway Operations Analysis for I-880 Broadway/Jackson Ramp Interchange Improvement Project, Alameda County
- Revive Chinatown Community Transportation Plan, Oakland
- Fruitvale Alive! Master Transportation Plan, Oakland

### *On-call Traffic Engineering*

- City of Elk Grove
  - *Traffic Impact Study for the Rail Stop Project*
  - *Traffic Impact Study for the CMD Court Retail Development*
- City of Orinda
  - *Intersection Safety Study for Glorietta & Rheem Boulevards*
  - *Peer Review of "Draft Traffic Analysis: Pine Grove Neighborhood Project*
  - *One-way Stop Sign Warrant for Charles Hill Circle & Hartford Road*
  - *Speed Survey (9 street segments)*

### *Traffic Impact Studies*

- San Pablo Avenue Mixed-use Developments, Berkeley
- 10th and Market Street Transportation Study, San Francisco
- Brisbane Baylands Specific Plan, Brisbane
- Starbucks/Subway Development, Modesto

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## EDUCATION

M.S. in Transportation Engineering/ Operations Research, University of Delaware

M.Eng. in Transportation Engineering, University of Tokyo, Japan

B.Tech (hons) in Civil, Indian Institute of Technology, Kharagpur, India

## REGISTRATION

CA Civil Engineer No. 68928

Professional Traffic Operations Engineer Certificate No. 1103

## PROFESSIONAL AFFILIATIONS

President, 2006-07, Institute of Transportation Engineers (ITE), Bay Area Section

ITE Transportation Software Development Task Force

ITE Highway/Railway Active Controls Committee

Use of Existing Loops at Signalized Intersections for Counts Committee

## YEARS OF EXPERIENCE

14

## PROFESSIONAL HISTORY

2006 – Present, TJKM

2003 – 2006, CHS Consulting

2001 – 2003, Walter P. Moore and Associates

2000 – 2001, Urban Engineers Inc.

1999 – 2000, University of Delaware

1994 – 1999, Chodai Co. Ltd., Tokyo

***Speed Studies***

- City of Los Altos *(44 street segments)*
- City of Livingston *(11 street segments)*
- City of San Leandro *(60 street segments)*

***Traffic Impact Fee Studies***

- City of Menlo Park
- Lathrop-Manteca Joint Traffic Study, San Joaquin County

***Traffic Safety Projects***

- Intersection Safety Study at Glorietta/Rheem Boulevards, City of Orinda
- Rural Road Audit, City of San Jose
- Pedestrian Safety Study for Spansion Campus Project, Sunnyvale
- Blossom Hill Road School Access Study, Santa Clara County

***Traffic Monitoring Programs***

- City of Lathrop

***Traffic Calming***

- St. Francis Wood Traffic Calming Plan, City of San Francisco
- Miller Creek Road Interchange, Marin County

***Parking Studies***

- California Superior Courts
  - *19 Courthouse locations throughout California*
- Bayer Campus, Berkeley
- Lawrence Station Development, Sunnyvale

***Design***

- I-580/Castro Valley Interchange Improvements Project, Alameda County

***Other Projects***

*Intelligent Transportation Systems*

- Sacramento Intermodal Transfer Facility Concept Plan
- Signal Timing Plan for Houston Light Rail System
- Regional Computerized Traffic Signal System (RCTSS) Project, Houston
- Internal Closed Loop Traffic Control System (Phase II), Burlington County, NJ
- ITS On-Call Services, El Paso District of TxDOT
- Houston Uptown Traffic Surveillance System Phases and ITS Support Services
- US 54 Freeway Management System, El Paso District of TxDOT

# Andrew Kluter, P.E.
ASSOCIATE

TJKM
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## EXPERTISE

Mr. Kluter is involved in a wide range of traffic engineering activities. His professional experience includes traffic impact studies, environmental impact analysis, parking studies, freeway operations, sight distance /access studies, circulation studies, collision analysis, and transportation planning / policy. His software experience includes Synchro, SimTraffic, TRAFFIX, HCS, ArcView, TransCAD, and AutoCAD.

## REPRESENTATIVE PROJECT EXPERIENCE

***Traffic Impact Studies/EIRs***

- McPhail's Commercial Development, Novato
- Ironwood Active Adult Community, Pleasanton
- Satellite Housing (Affordable Senior Housing) Mixed-use Development, Berkeley
- 1538 Broadway Mixed-use Development, Oakland
- 4021 International Residential Development, Oakland
- 1309 Madison Mixed-Use Development, Oakland
- Walgreens Traffic & Parking Study, Pacifica
- Pedro Point Shopping Center, Pacifica
- Maria Commons Housing Development, Petaluma
- Railroad Square Mixed-use Development, Santa Rosa
- Stony Hearn Townhomes Residential Development, Santa Rosa
- Fulcrum Development EIR, City of West Sacramento
- Capitol Grand Tower Development EIR, Sacramento
- Greenbriar Mixed-use Development EIR, Sacramento
- Corporate Commons Office/Residential Development, Fairfield

***Freeway Operations***

- Mr. Kluter conducted freeway operations for the following EIR projects previously listed:
  - *Mariposa Lakes Development EIR, Stockton*
  - *Fulcrum Development EIR, West Sacramento*
  - *Capitol Grand Tower Development EIR, Sacramento*
  - *Greenbriar Development EIR, Sacramento*
- I-580 Westbound HOV Project Study Report (Livermore, Dublin, and Pleasanton)
- Route 101 Corridor Interchange Study, Mendocino County (Ukiah Area)
- Shiloh Sustainable Village Traffic Study, Windsor
- Promenade Shops at Central Valley Traffic Impact/Circulation Study, Manteca

***Parking Studies***

- Renaissance ClubSport Shared Parking Analysis, Roseville
- Downtown Parking Study, Healdsburg
- Civic Center Master Plan Parking Demand Study, Los Gatos

## EDUCATION

M.S. in Transportation Engineering and Master of City Planning, University of California, Berkeley

B.S. in Civil Engineering Systems, University of Pennsylvania, Philadelphia

## REGISTRATION

CA Civil Engineer No. C70126

## PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers (ITE)

American Society of Civil Engineers (ASCE)

## YEARS OF EXPERIENCE

10

## PROFESSIONAL HISTORY

2004-Present, TJKM Transportation Consultants

2002-2003, Planning Consultant, San Francisco County Transportation Authority

2001-2002, Graduate Student Researcher, Institute of Transportation Studies, UC- Berkeley (ITS)

1997-2000, Civil Engineer, Massachusetts Highway Department

***Parking Studies (cont.)***

- Eastern Lake Merritt/Lakeshore Avenue Parking Occupancy and Turnover Survey (Part of 12th Street Reconstruction Project), Oakland
- Parking Demand Study for the Proposed Greenbriar Apartment-to-Condominium Conversion (Maria Commons Housing Development), Petaluma
- Special Event Valet Parking Study, 2460 Old Crow Canyon Road Event Center,San Ramon
- Parking Demand Studies for the Expansion of Public Storage Facilities, Berkeley and Petaluma
- Occupancy Study for the Magnes Museum Relocation, Berkeley
- Parking Demand/Occupancy Evaluation for Restaurant Addition at 415 North Mary Avenue, Sunnyvale
- Parking Demand/Occupancy Evaluation for Kaiser Hospital Expansion, Santa Rosa
- Parking Demand/Occupancy Evaluation for Seaside Auto Center Expansion Traffic Impact/Parking Study, Seaside

***Fee Studies***

- Triangle Specific Plan Modeling & Traffic Analysis, West Sacramento
- Traffic Fee (AB1600) Study, Mendocino County
- Citywide Traffic Impact Fee Study, St. Helena

***Traffic Calming, Circulation, and Sight Distance Studies***

- U.S. 101/Miller Creek Interchange Traffic Calming, Marin County
- McCandless Development Circulation Evaluation, Milpitas
- Garden Daycare School, Oakland (Laurel District)
- Shell Station/Car Wash Internal Circulation Study, San Ramon
- Upland Road Residential Development, Alameda County (San Leandro Area)
- Congregation Kol Shofar Synagogue Sight Distance Study, Tiburon

***Trip Generation Analysis***

- United Markets Mixed-use Development, San Rafael
- Cherry Hill Condominium/Townhome Project, Novato
- Public Storage Expansion, Petaluma
- Courtyards at Arcata Residential Development, Arcata

***Corridor Operations***

- "After" Studies for 3 Retimed Signal Corridors (Farmers Lane, Fulton Road, and Mendocino Avenue), Santa Rosa
- Traffic Operations Analysis for the Mendocino Avenue Bicycle Lane Study, Santa Rosa

***Peer Review***

- Millstone Winery Traffic Study, Sonoma County (Healdsburg Area)
- Simoncini Winery Traffic Study, Sonoma County (Healdsburg Area)
- Riverside Motorsports Park Draft EIR, Madera County

***Speed Surveys***

- Lou's Village Residential Development, San Jose
- Congregation Kol Shofar Synagogue, Tiburon

PUBLICATIONS

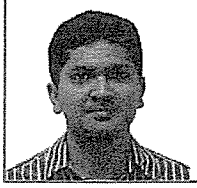
"*Parking Management and Downtown Land Development: The Case of Downtown Berkeley, CA*", E. Deakin, A. Kluter, et al.- TRB Paper No. 04-5099, published for 2004 Transportation Research Board Annual Meeting, Washington, D.C.

"*Reverse Commuting and Job Access in California: Markets, Needs, and Policy Prospects*", R. Cervero, A. Kluter, et al.- ITS- UC Berkeley, Report No. UCB-ITS-RR-2002-7. For CA Business, Transportation and Housing Agency, 2002

# Vishnu Gandluru

TRANSPORTATION ENGINEER

TJKM
Transportation
Consultants



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## EXPERTISE

Mr. Gandluru is a Transportation Engineer with a background in Civil and Transportation Engineering. His experience includes signal timing and coordination, traffic impact studies, parking studies, engineering studies for residential neighborhoods, downtown areas and freeway ramps, freeway operations, traffic management plans, accident analysis, GPS-based travel time studies, intelligent transportation systems (ITS), O&D studies, and travel demand modeling.

## REPRESENTATIVE PROJECT EXPERIENCE

***Traffic Safety Audit***

Performed crash analysis for key corridors using Intersection Magic software:

- City of El Cerrito
- San Joaquin County

***Traffic Impact Studies***

- Marina Center "Balloon Track" Mixed-use Development, Eureka
- Hudson Lumber Site Retail Development, San Leandro
- Lone Tree Landing Retail Development, Antioch
- Vineyard Memorial Cemetery, Alameda County
- Creekside Memorial Cemetery, Contra Costa County

***Traffic Signal Timing & Coordination***

- Hillcrest Boulevard Signal Timing City of Antioch (6 signals)
- Herndon Ave. & Willow Ave., City of Clovis (5 signals)
- El Camino Real, City of San Mateo (22 signals)
- MTC Regional Signal Timing Plan (RSTP)
  - *City of Foster City (25 signals)*
  - *City of Morgan Hill (5 signals)*
  - *City of Daly City (15 signals)*

***Freeway Operations***

- Fresno-Madera Interchange Deficiency Study

***Other Projects***

- Operations Analysis and Conceptual Designs for I-880/Washington Avenue Interchange Improvements Project (ACTIA Project 11), Alameda County
- Traffic Analysis for US -101 Detour, San Mateo
- GPS-based Travel Speed Study, City of Palo Alto
- GPS-based Speed Profile Study for the Washoe County (NV) Regional Transportation Commission Travel Demand Forecasting Model

## EDUCATION

Master in Science, Civil Engineering, University of Louisiana at Lafayette, Louisiana

Bachelor of Technology, Civil Engineering, J.N.T University, India

## PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers (ITE)

## YEARS OF EXPERIENCE

9

## PROFESSIONAL HISTORY

2002-present, Transportation Engineer, TJKM Transportation Consultants

1999-2001, Research Assistant, CASTS Lab, Dept. of Civil Engineering, University of Louisiana

## PUBLICATIONS

"*Tools to Simplify Signal Timing Settings*", Presented at the Portland ITE Meeting-2007

# Jeffrey Lacap
ASSISTANT TRANSPORTATION ENGINEER

TJKM
Transportation
Consultants

Vision That Moves Your Community

## BACKGROUND

Mr. Lacap has experience with traffic analysis and design, transportation systems, land development, transportation planning and forecasting. Prior to joining TJKM in 2007, Mr. Lacap served as a transportation engineering intern in Southern California where he assisted in analysis for traffic impact studies. He has participated in field activities for a variety of transportation projects.

## REPRESENTATIVE PROJECT EXPERIENCE

Mr. Lacap is currently providing engineering assistance on the following TJKM projects:

- Triangle Specific Plan Modeling & Traffic Analysis, City of West Sacramento
  - *Performed Sychro analysis*
- California Superior Courts Parking Studies, State of California
  - *Conducted in/out counts of court visitors and conducted on-site interviews at the San Francisco and San Jose Superior Courthouses*
  - *Performed parking data analysis*
  - *Prepared slideshow presentation of initial findings*
- Rural Road Audit, City of San Jose
  - *Created a worksheet/checklist to record all signs found on each road segment during field audit*
  - *Conducted an in-field road audit, with videotaping, of 13 roadway segments*
  - *Prepared figures and oversaw how signs and findings would be presented in the report*
- Traffic Impact Study for the CMD Court Project, City of Elk Grove
  - *Conducted in-field existing conditions assessment of the of study intersections*
  - *Synchro analysis*
  - *Prepared report figures*
- Traffic Impact Study for the Home Depot Rapid Development Center and Prologis Park Phase II Projects, City of Tracy
  - *Conducted in-field existing conditions assessment of the study intersections*
  - *Traffix analysis*
  - *Prepared report figures*

## EDUCATION

B.S. Degree in Civil Engineering,
University of California, Irvine

## PROFESSIONAL AFFILIATIONS

Institute of Transportation Engineers (ITE)

American Society of Civil Engineers (ASCE)

## YEARS OF EXPERIENCE

2

## PROFESSIONAL EXPERIENCE

2007- Present, Assistant Engineer
TJKM Transportation Consultants

Oct. 2006 - June 2007, Transportation Engineering Intern,
LLG Engineers, Costa Mesa, California

ENVIRONMENTAL COLLABORATIVE

## ENVIRONMENTAL COLLABORATIVE

ENVIRONMENTAL COLLABORATIVE specializes in conducting biological assessments as part of planning efforts and environmental review. Established by James Martin in 1983, assessments performed by the firm include general vegetation and wildlife surveys, detailed surveys for special-status species, wetland delineations, and restoration plans for sites throughout northern California. The firm has been involved in conducting biological assessments for a wide range of planning documents and development applications, from county General Plans and master plans for new communities, open space management plans and park master plans, to individual development plans for residential, commercial, and industrial projects.

James Martin, Principal of ENVIRONMENTAL COLLABORATIVE, will be the primary biological consultant for services on the Alameda Point EIR as a subconsultant to DC&E. Mr. Martin holds a BS degree in Biology and a B.A. degree in Fine Art, both from the University of California at Berkeley. He has over 28 years of experience as an environmental consultant, preparing biotic resource assessments and mitigation plans for proposed mixed use, residential, industrial, commercial, and open space projects for sites in Alameda, Contra Costa, Kings, Lake, Marin, Mariposa, Mendocino, Merced, Napa, Nevada, Placer, Sacramento, San Benito, San Francisco, San Mateo, San Joaquin, Santa Clara, Solano, Sonoma, Tuolumne, and Yolo counties, among others. He has been involved in the preparation of environmental documents for over 300 project, and in developing mitigation plans, restoration plans, and natural resource management plans for aquatic, transitional, and terrestrial habitats. These include restoration plans for salt marsh, freshwater marsh, riparian, oak woodland, and native grassland habitats. He has also worked on open space plans and public access improvements plans for sites throughout the Bay Area, including segments of the Bay Trail and park planning projects in Albany, American Canyon, Belmont, Berkeley, Burlingame, Corte Madera, Napa, Oakland, Richmond, South San Francisco, San Francisco, and Vallejo.

Mr. Martin's has extensive experience conducting biological and wetland assessments for sites throughout Alameda County, and providing biological consulting and resource management services to local agencies and private developers throughout the Bay Area. He continues or has recently been involved in a wide variety of projects throughout Alameda County, including sites in Berkeley, Castro Valley, Dublin, Fremont, Hayward, Livermore, Newark, Oakland, Pleasanton, San Leandro, Sunol, and Union City. He is intimately familiar with resources in the Alameda Point vicinity, having conducted the wetland delineation on the Main Street Improvement Project along the east edge of the study area. He provides on-going biological consulting services to the Port of Oakland at the Oakland Airport and other Port-owned sites along the Alameda Inner Channel, evaluating the effects of proposed remediation on salt marsh habitat, jurisdictional wetlands, and burrowing owl activity. He has been involved in public facilities and park planning projects along the shoreline of the bay, including Cesar Chavez Park in Berkeley, the University Avenue Pedestrian Overpass Project, the UC Berkeley Richmond Field Station Master Plan, and the West Contra Costa Landfill Materials Processing Center and Related Actions Project, which included a segment of the Bay Trail along the shoreline of San Pablo Bay. He is providing on-going monitoring of a riparian and wetland mitigation project prepared as part of the Alameda County Juvenile Justice Center in San Leandro, for which he prepared the mitigation plan currently in the third year of annual monitoring. He is working with DCE in preparing the construction drawings and securing agency authorizations for the Creek Restoration Project at Trancas Park in Napa, among numerous other projects along the Napa River floodplain. He provided biological and wetland consulting services as part of the Facilities Master Plan update for Napa Valley College, where he secured agency authorizations for a

number of capital improvement projects and is now overseeing restoration of approximately 700 linear feet of creek channel on the campus. Below are several relevant projects and reference contacts:

**Napa Valley College Facility Master Plan and EIR, Napa County.** Mr. Martin prepared the Biological and Wetland Resources section of the EIR on the Facilities Master Plan for the Napa Valley campus. He supervised detailed surveys for special-status species and conduct of a wetland delineation for the entire 300 acre campus along the edge of the Napa River. He has subsequently worked with campus planning staff in the review of specific projects, and has secured agency authorizations for projects affecting jurisdictional waters. This includes restoration of approximately 665 linear feet of a previously culverted creek across the campus, dredging of an existing detention pond, new building construction, and redesign of the campus vehicle circulation and parking improvements. Authorizations were required from the California Department of Fish and Game, U.S. Army Corps of Engineers, and the Regional Water Quality Control Board.

Contact: Carollee Cattolica, Napa Community College District
Email: ccattolica@napavalley.edu
2277 Napa –Vallejo Highway, Napa, CA 94558
707/259-6043

**Port of Oakland On-Going Consulting Services.** For several years, Mr. Martin has provided biological and wetland consulting services to the Port of Oakland on numerous planning and remediation-related projects. This includes confirmation on the extent of jurisdictional waters at the Oakland Airport, construction monitoring in sensitive coastal salt marsh and brackish water marsh known to support special-status species, and conduct of preconstruction surveys for sensitive resources.

Contact: Yane Nordhav, Principal, Baseline, Lead Consultant
Email: yane@baseline-env.com
5900 Hollis Street, Suite D, Emeryville,CA 94608
510/420-8686

**West Contra Costa County Landfill Project EIR.** Mr. Martin recently completed work on an evaluation on a final phase of the West Contra Costa Sanitary Landfill reuse project which included an assessment of several miles of Bay Trail along the shoreline of San Pablo Bay. Several trail alignments were evaluated, considering potential impacts of the proposed pedestrian/bicycle tail on known resources such wetlands, occurrences of salt marsh harvest mouse and California clapper rail, and potential nesting habitat for shorebirds. Studies conducted as part of the Regional Bay Trail effort, evaluating the potential impacts of trail use on wildlife activity along the bay shoreline, were considered in evaluating alternative trail alignments.

Contact: Paul Scheidegger, Brown and Caldwell, Lead Consultant
Email: PScheidegger@BrwnCald.com
PO Box 331, Danville, CA 94526
925/937-9026

ENVIRONMENTAL COLLABORATIVE

Consultation • Documentation • Restoration
1268 64th Street • Emeryville, CA 94608
Phone 510/654-4444 • FAX 510/655-4444

**JAMES A. MARTIN**
**SUMMARY OF QUALIFICATIONS AND EXPERIENCE**

## Education

B.S. in Biology, 1981, University of California at Berkeley
B.A. in Art Practice, 1981, University of California at Berkeley

## Experience

1983 - Date ENVIRONMENTAL COLLABORATIVE, Emeryville, California. **Principal**. Principal of environmental consulting and natural resource management firm with office located in Emeryville, California. Providing environmental consulting, planning, research, and documentation for both public and private sectors, specializing in biological and wetland resource assessment and management services. Biological and wetland services include assessments for proposed development applications and transportation plans, preparation of habitat conservation and mitigation plans, and consultation with jurisdictional agencies.

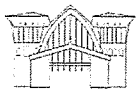
Involved in preparation of over 200 environmental assessments, mitigation plans, planning studies, and related documentation. These include county and city general plans, specific plans, new community plans, development applications for residential, commercial, and industrial uses, public facility assessments, and open space and natural resource management plans. Mr. Martin has also served as vegetation specialist for two geologic hazard abatement districts in Contra Costa County, collectively overseeing vegetation management of over 3,000 acres of open space.

1983 ENGINEERING-SCIENCE, Berkeley, California. **Environmental Scientist**. Responsible for data gathering and analysis, preparation of environmental assessments and documents.

1981 - 1983 LARRY SEEMAN ASSOCIATES, Berkeley, California. **Environmental Analyst**. Responsible for preparation of environmental documents and supervision of environmental studies for sites located throughout northern California. Experience included research and data collection, field surveys and reconnaissance, report preparation and review, project management and personnel coordination.

1981 U.S. FOREST SERVICE, Pacific Southwest Forest & Range Experiment Station, Berkeley, California. **Research Technician**. Involved in data collection and analysis, related primarily to use of ornamental vegetation in urban settings.

1979 UNIVERSITY OF CALIFORNIA, Los Angeles, Department of Geology. **Field Assistant**. Conducted vegetation analysis of California north coast sage scrub vegetation type.



FREDERIC KNAPP ARCHITECT, INC

KnappARCHITECTS

HISTORIC PRESERVATION

Firm Profile

Knapp Architects provides full architectural services and specializes in historic architecture and urban projects. Based in San Francisco, the firm has practiced in the Bay Area and Northern California since its formation in 2006. In addition to preparing customary architectural documents, the firm performs historical research and analysis, provides planning services related to historic buildings and resources, and consults on entitlements and environmental review of projects involving historical resources. The firm has four full-time staff members in addition to Frederic Knapp and benefits from ongoing collaboration by professionals experienced in architectural history, landscape history, and architecture.

Frederic Knapp has 23 years' experience in architecture and historic preservation. Registered to practice architecture in California and Arizona, he has worked in all phases of architectural practice, from pre-design and programming to post-occupancy and forensic investigation. Frederic Knapp meets the Secretary of the Interior's Professional Qualification Standards for Architecture and Historic Architecture. In addition to preparing architectural documents for preservation projects conforming to the Secretary of the Interior's Standards for the Treatment of Historic Resources, he has prepared feasibility studies, Historic Structures Reports, National Register nominations, federal Historic Preservation Tax Credit applications, and evaluations under review processes such as NEPA, CEQA, and local preservation ordinances. His experience is particularly weighted toward properties consisting of numerous interrelated structures and landscapes, including historic districts, military bases, and university campuses. He has worked on more than two dozen projects at the University of California (Berkeley), the Presidio of San Francisco, Mare Island, Alameda Naval Air Station, the Presidio of Monterey, the Naval Training Center in San Diego, Fort Baker, and Point Molate in Richmond.

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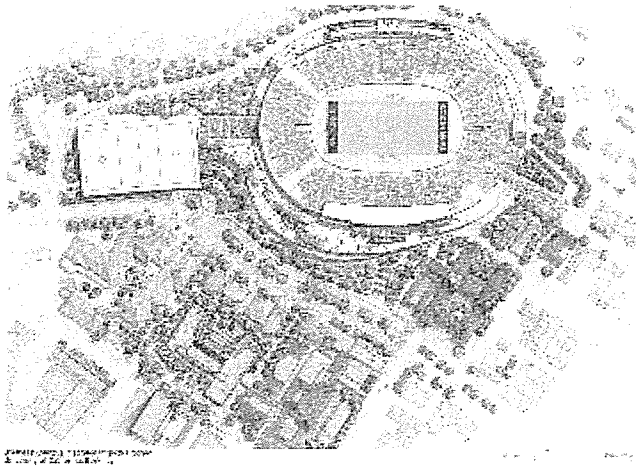
San Francisco, CA 94104-2918
415 986 2327 [t] 415 986 2679 [f]
www.knapp-architect.com

Environmental Impact Reports

Knapp Architects has provided historic resources components for Environmental Impact Reports and related consulting services under the California Environmental Quality Act for a wide variety of projects. Our role has included scoping, draft preparation, public hearings, comments, and mitigation monitoring.

*California Memorial Stadium and Southeast Campus Integrated Projects, UC Berkeley*: Proposed work included construction of the new Student Athlete High Performance Center, major renovation of California Memorial Stadium, construction of a new parking underground structure with a playing field near grade level, and construction of a new academic building.



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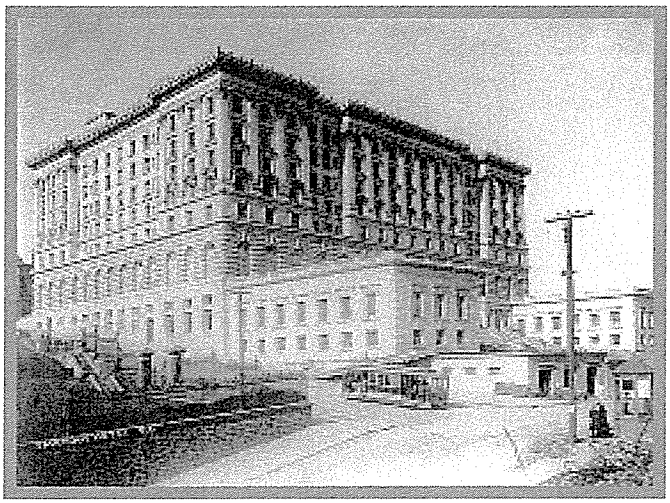
*California Pacific Medical Center Long Range Development Plan, San Francisco*: The city's largest private hospital is planning significant construction on four campuses and construction of a large new hospital. Our firm is preparing Historical Resource Evaluation Reports and consulting with the environmental firm managing the EIR process.

*Fairmont Hotel, San Francisco*: The 1906 hotel has a sizeable 1961 structure, including a high-rise tower, which occupies the eastern portion of its full-block site. The recent construction is to be replaced with a new podium providing improved meeting rooms, ballroom, and service spaces; new condominiums will occupy the top of the podium, including a 26-story tower.



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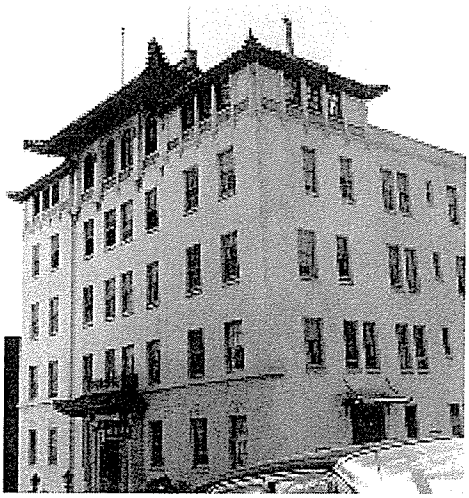
*Chinese Hospital, San Francisco*: The original building of this historically, socially, and medically significant community institution was transformed from an acute-care hospital into a medical office building a generation ago when a new hospital was constructed next door to it. Under state mandate to provide an earthquake-resistant hospital, the institution is planning to replace the original building with a new hospital, and once again transform what current serves as the hospital into a medical office buildling.



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Frederic H. Knapp

**Qualifications**

Registered architect with 23 years' experience, including project management, from concept design through post-occupancy services.
Preservation specialty: architectural design, planning, feasibility studies, regulatory services at local, state, and federal levels.
Firm management: financial (including budget, analysis of monthly results), recruiting & personnel, project management, business development.
Six years' experience in newspaper reporting & editing, published book and journal author.

**Experience**

Frederic Knapp Architect, 2006-present
Page & Turnbull, San Francisco, CA 1988-2006; principal, architect
Interactive Resources, Richmond, CA 1986-1988; intern architect
George Horvath Associates, Alameda, CA 1986; intern architect
Jeter, Cook & Jepson, Hartford, CT 1985; summer intern
Leroy Van Lent Associates, Somers, NY 1983/4; summer intern
The Hartford Courant, Hartford, CT 1980-1982; reporter
Acorn Press, Ridgefield, CT 1976-1980; reporter, editor

**Registration**

California Architects Board C23056
Arizona Board of Technical Registration #2388

**Education**

M. Arch., Syracuse University, 1986; University Fellow 1982-83; teaching assistant 1985; Syracuse University Center, Florence, Italy, Fall 1984
B. A., Classics, Trinity College, Hartford, CT, 1976

**Publications**

*Hotel Renovation Planning and Design* New York: McGraw-Hill, 1995
"The Sheraton Palace: Preserving the Past, Positioning for the Future," *Cornell Hotel and Restaurant Administration Quarterly*; Ithaca, New York: Cornell University School of Hotel Administration, December 1991

**Presentations**

*Preservation & Prosperity in Downtown Environments*; Menlo Park El Camino Real/Downtown Vision Plan; Menlo Park, CA; February 2008. *Preservation or Demolition: Decision-Making at UC Berkeley;* SCUP 2007 Pacific Symposium The Dilemma of Mid-20th Century Campus Buildings, Portland, OR, October 2007 co-presenter with Emily Marthinsen, director of planning, University of California, Berkeley.
*Is It Worth Teaching an Old Building (or Site) New Tricks?* concurrent session, Society of College and University Planners national conference, Washington,

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DC; July 2005; co-presenter with Emily Marthinsen, director of planning, University of California, Berkeley.

**Training**

National Preservation Institute, Cultural Landscapes training, 2000
National Preservation Institute, Section 106 training (three day), 2001
Association for Preservation Technology, Williamsburg, VA, annual conference and historic coatings training workshop, November 1998

**Memberships**

Board of Directors and Issues Committee, San Francisco Heritage Board of Directors, Episcopal Community Services, San Francisco American Institute of Architects
National Trust for Historic Preservation
Berkeley Architectural Heritage Association
Oakland Heritage Alliance
Preservation Action Council, San Jose
Preservation Committee, St. Augustine's Episcopal Church, Oakland

**Project Experience**

Historic Structure Reports: Hearst Greek Theatre, Durant Hall, Anna Head School, Faculty Club, and California Hall, University of California, Berkeley. Research, documentation, evaluation and report preparation.

Central (Golden Gate) YMCA, San Francisco
Preservation architect, including application for federal tax credits for conversion of historic Y into housing for formerly homeless people.

Berkeley Branch Libraries Facilities Master Plan, Berkeley, CA
Historical consultant to Noll & Tam Architects
Research and evaluation of four existing libraries for historic resources considerations in master plan process

California Pacific Medical Center Long Range Development Plan, San Francisco
Historical consultant to Turnstone Consulting
Preparation of Historic Resource Evaluations for submission to San Francisco Planning Department

Dublin Historic Park, Dublin, CA, consultant to Royston Hanamoto Alley & Abey Architect for moving and rehabilitation of buildings from the historic Kolb Ranch

Downtown Historic Resources Inventory, Martinez, CA
with Kelley & VerPlanck Historical Consulting

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Survey, research, and preparation of documentation for historic resources inventory for two downtown planning sectors

Casino, Hotel and Residential development, Point Molate, Richmond, CA
Historical consultant with Cherilyn Widell to Upstream Point Molate LLC and Guidiville Band of Pomo Indians
Research, evaluation, and documentation for NEPA, Section 106, CEQA, and City of Richmond preservation ordinance

Pier 35, San Francisco
Consulting historical architect on Tom Eliot Fisch team
Rehabilitation, including extensive repairs to deteriorated façade of bulkhead building

Southeast Campus Integrated Projects (SCIP), University of California, Berkeley
Historical consulting architect, CEQA compliance

Picchetti Ranch Winery, Cupertino
Construction administration for seismic upgrade of historic masonry building under county heritage grant program.

Mission Square Development, Sonoma, CA
Historical consultant to Design, Community & Environment
Historical section of EIR for proposed development straddling National Register District boundary

734 Waverley Street, Palo Alto
Architect for rehabilitation and addition to 1910 bungalow.

Laguna Hill Housing Project, San Francisco
Consultations on preservation regulations and entitlements for conversion of historic San Francisco State University campus to housing.

Ghirardelli Square, San Francisco
Historic preservation tax credits and entitlements for conversion of office space in historic buildings into hospitality use.

Building 507, Ft. Baker, Golden Gate National Recreation Area
Architect, rehabilitation of former barracks/Nike support building for National Park Service office use.

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227-16th Avenue, 1300-22nd Street, 26-25th Avenue, 250 Brannan Street, 25 Dolores Street, 200 Dolores Street, 1301 Divisadero Street, 70 Douglass Street, 231 Franklin Street, 921 Front Street, 631 Howard Street, 1269 Lombard Street, 3577 Pacific Avenue, 324 San Carlos Street, 530 Sanchez Street, 840 Sutter Street, 1080 Sutter Street, 452 Tehama Street, 111 Townsend Street, 1104 York Street, San Francisco
Historical evaluation and documentation (various services) for San Francisco Planning Department under CEQA and Planning Code

345 and 404 Hartz Avenue, Danville, CA
Danville Hotel Site, Danville, CA
Evaluation of new buildings under historic downtown design guidelines for Town of Danville.

St. Francis Episcopal Church, San Francisco
Architect, rehabilitation of church, kitchen, and parish hall.

(with Page & Turnbull)
Ghirardelli Square, San Francisco, CA (design); principal in charge as preservation architect for $80 million conversion to hospitality use of National-Register property significant for 1960s conversion of 19th Century factory complex to retail; includes federal tax credits.

Stanford University, Roble Hall (design); principal in charge for $6.5 million phased renovation of National-Register eligible dormitory.

Piers 1-1/2, 3, and 5, San Francisco, CA (design and partial construction phase); principal in charge as preservation architect on $45 million rehabilitation of City-Beautiful-inspired shipping piers to office and restaurant use. Includes federal tax credits.

Alameda Naval Air Station, Alameda, CA and Mare Island Naval Base, Vallejo, CA (planning); principal in charge for preservation consultations for conversion of former military bases into residential and commercial use. Includes Section 106 and California Environmental Quality Act.

Presidio of San Francisco; principal in charge, project manager, and designer for multiple planning studies and architecture projects for the federal Presidio Trust, individual tenants, and the US Army. Projects ranged from rehabilitation of historic duplex housing for non-commissioned officers to consultations on

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850,000 square foot project to replace a 1960s hospital complex. Includes NEPA and Section 106.

Hotel Montgomery, San Jose, CA; principal in charge; 63,000 SF, $15- million rehabilitation of 83-room hotel. Includes federal tax credits. Completed 2004.

Asian Art Museum, San Francisco, CA; project manager as preservation architect for $150-million conversion of historic library into museum. Completed 2002.

University of California, San Francisco and Berkeley campuses, CA; principal in charge, project manager, and project designer for multiple planning, survey, and architecture projects. Projects included preservation component of New Century Plan for Berkeley, HABS documentation at San Francisco and Berkeley, and seismic upgrades and rehabilitation of historic buildings at Berkeley.

Fairmont Hotel, San Francisco, CA; project architect as preservation architect for $80-million renovation with federal tax credits. Completed 2001.

Junipero Serra State Office Building, Los Angeles, CA; project architect as preservation architect on design-build team for $50-million rehabilitation of previously-gutted historic 500,000 SF department store as state office building in Downtown Los Angeles. Completed 2000.

**References** Available on request

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Christopher Pollock

**Qualifications**

Senior designer with 34 years of experience focusing on interior design, project management and space planning.
Author of two publications about Golden Gate Park, and frequent speaker on the subject. Publication pending of rustic style book.

**Experience**

Frederic Knapp Architect, 2007-present
Tsao Design Group, San Francisco, Senior Designer, 2006-2007
Consultant, 2002-2005
Hendler Design, San Francisco, Senior Designer, 1995-2002
Consultant, 1992-1995
Gensler, San Francisco, 1979-1992, Senior Associate and a Design Director
Perry, Dean, Rogers Partners, Boston, 1977-1979, intermediate designer
The Architects Collaborative, Cambridge, 1974-1977, junior designer

**Education**

New England School of Art, Boston, 1969-1970, 1972-1973, graduated with Highest Honors
Paier School of Art, New Haven CT, 1970-1972

**Publications**

*San Francisco's Golden Gate Park-a thousand and seventeen acres of stories.* Portland, OR: Graphic Arts Press (WestWinds imprint), 2001.
*Golden Gate Park: San Francisco's Urban Oasis in Vintage Postcards*. Arcadia Press, 2003.
*Bygone Golden Gate Park.* The Argonaut, SFM&HS, vol. 15, no. 1, Summer 2004.
"Preserving Memory: Monuments and Golden Gate Park" Cypress Lawn Heritage Foundation newsletter, vol.4, no. 1, April, 2005.
*Rustic Planet* Salt Lake City: Gibbs Smith, (in-process) 2009.

**Presentations**

Various titles focusing on the history of Golden Gate Park to the following organizations: Winterthur Museum-Collectors Circle, American Decorative Arts Forum, California Historical Society, San Francisco Heritage, San Francisco Museum and Historical Society, Mechanics Institute Library, Landmarks Council of California, Cypress Lawn Heritage Foundation, San Francisco History Association and Victorian Alliance.
"SenSpa-the owner and architect discuss their process" International Retail Design Conference, Atlanta. GA
Media appearances include KGO radio-John Rothmann, interviewer and KPIX TV-Bill Schechner, interviewer.

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**Training**

Victorian Society in America, Newport Summer School, lead by Richard Guy Wilson, Dean of Architectural History-University of Virginia, 2005.
Camps of New York's Adirondacks, lead by Jeffrey Sellon, 2007.

**Memberships**

Northern California Chapter of Architectural Historians
San Francisco Heritage
San Francisco Museum and Historical Society

**Project Experience**

Faculty Club, University of California, Berkeley
University of California, Physical and Environmental Planning unit of Capital projects
Research, site evaluation and writer for Historic Structure Report about Bernard Maybeck, and others-designed Mission and Shingle style building

University of California, Anna Head School complex, Berkeley
University of California, Physical and Environmental Planning unit of Capital projects
Research, site evaluation and writer for Historic Structure Report about early Shingle style institutional facility

Berkeley Branch Libraries Facilities Master Plan, Berkeley, CA
Historical consultant to Noll & Tam Architects
Research, site evaluation and writer of report for four existing libraries for historic resources considerations in master plan process

California Pacific Medical Center Long Range Development Plan, San Francisco
Historical consultant to Turnstone Consulting
Research, site evaluation and writer of Historic Resource Evaluations (Pacific Campus) for submission to San Francisco Planning Department

Dublin Historic Park, Dublin, CA, consultant to Royston Hanamoto Alley & Abey
Site evaluation and writer for report related to moving and rehabilitation of buildings from the historic Kolb Ranch

(with Tsao Design Group)
1060 Gorgas Avenue, The Presidio of San Francisco, SenSpa/Presidio Trust
Conversion of wood frame 1919 Letterman Hospital medical supplies warehouse into day spa. Design and construction documents of interior improvements and exterior restoration.

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1400 Van Ness Avenue, San Francisco, Paragon Real Estate Group Conversion of three-story reinforced concrete 1913 automobile showroom and storage facility into office space. Design of interior and restoration of exterior.

(with Hendler Design)
101 Natoma Street, San Francisco, Ira Gershwin Trusts
Design for complete seismic upgrade, interior improvements and first floor retail storefront for 1909 masonry structure.

80 McLaren Avenue, Seacliff district, San Francisco, Frank and Julie Husic residence
Addition of window bays and complete repurposing of service wing, including kitchen, family, breakfast, powder room and stair, in 1920s Mediterranean style wood frame/stucco structure.

(with Gensler)
Levis Plaza, Italian Swiss Colony building, San Francisco, Levis Strauss and Company
Exterior restoration and interior space planning and design in pre-1906 masonry structure.

Park Emergency Hospital, Stanyan Street at Beulah Street, Golden Gate Park
ADA and seismic retrofit project

200 California Drive, Burlingame, CA, Mike Harvey automobile showroom
Restoration of exterior, interior finishes and additional interior elements.

(self employed)
65 Colby Street, Berkeley, Jones Residence
Scheme to add master suite and kitchen to Arts and Crafts style wood frame residence

**Awards**

SenSpa, California Preservation Foundation, 2006.
Visual Merchandising and Store Design magazine, 2007.

**References**

Available on request

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**ILLINGWORTH & RODKIN, INC.**
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*Petaluma, California 94952*
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*www.Illingworthrodkin.com* *illro@illingworthrodkin.com*

# *Illingworth & Rodkin, Inc. Firm Description*

Founded in 1987, Illingworth & Rodkin, Inc. (I&R) provides a complete range of consulting services in acoustics, vibration and air quality to governmental agencies, private sector clients and other environmental and design professionals. The firm has completed in excess of 3,000 projects in architectural acoustics, community noise and vibration, industrial noise and vibration control, and air quality studies. The firm emphasizes objective and thorough analyses of issues, timeliness, teamwork, and practical solutions. The firm is experienced with both the State and Federal environmental regulatory processes.

## *Noise*

Illingworth & Rodkin, Inc. specializes in the assessment and control of environmental noise. The firm provides its services directly to governmental agencies and private sector clients and acts as a sub-consultant to other environmental and design professionals. I&R has completed more than 2,000 projects involving environmental noise, transportation noise studies, industrial noise control, and building acoustics. The firm is considered one of the leading consulting firms in the West Coast that provide a full range of testing and design services for the abatement of transportation noise and vibration. A large number of transportation noise studies ranging from environmental impact assessments to developing comprehensive mitigation measures for residential, commercial and other types of existing and proposed developments have been conducted. While most of the work is conducted in Northern California, the firm has completed projects throughout California and the western United States. I&R combines a strong theoretical and a thorough empirical approach to noise and vibration studies. The firm has extensive experience with the computer models used for transportation noise assessment and staff has been trained in the use of the latest Traffic Noise Model. The firm recognizes the computer models' strengths and weaknesses, and its Principals have consistently emphasized the importance of being "on the ground" in a study area, becoming thoroughly familiar with the various parameters that would affect the noise environment and one's ability to predict future conditions, and conducting thorough and comprehensive measurements to assist in the analysis. Project-level noise measurements are made at least weekly. The firm makes about 200-300 noise measurements per year. Noise and vibration services include:

<u>Environmental Studies</u>

- Noise assessments for environmental studies (EIR, EIS, EA)
- Noise studies for new residential developments
- Community noise control plans and ordinances
- Noise Ordinance compliance

Transportation Noise
- Traffic noise studies and noise barrier design
- Tire/Pavement noise measurements
- Evaluations of roadways noise (source, passby and wayside measurements)

Architectural Acoustics
- Designs for interiors
- Control of noise transmission between spaces
- Isolation from exterior noise
- Code compliance

Noise Control Engineering
- Designs and specifications for mechanical and electrical equipment
- Solutions for existing noise and vibration problems in buildings and industry

Computer Modeling
- Traffic noise using TNM, SOUND32 and LEQV2
- Noise sources using Sound Plan and ENM

Field Monitoring
- Environmental noise and vibration
- Sound isolation, impact insulation and reverberation time in buildings
- Mechanical and electrical equipment noise and vibration
- Noise from industrial plants
- Meteorological conditions

***Air Quality***

In 1995 I&R was expanded to include air quality and meteorological capabilities. The bulk of the firm's air quality work involves environmental air quality studies that are in support of both private and public projects. Air quality studies for land use projects to support Environmental Impact Reports are most common. Types of projects include specific plans for a variety of land use types, office centers, wastewater treatment facilities, waste management facilities, quarries, and other industrial facilities. The firm also assists local communities in developing air quality policies for incorporation into General Plans. Many projects involve the analysis of air quality impacts from both direct and indirect sources of air pollutants. Indirect sources include transportation facilities, which I&R staff has considerable experience evaluating. Through years of conducting environmental noise and air quality studies for local, state and federal agencies, the firm has developed considerable experience in dealing with both the technical and policy issues. While transportation projects can involve considerable air quality technical aspects, the regulatory challenges can be quite complex. This is especially true in the case with federal projects, where plan conformity issues arise. I& R staff has dealt successfully with these issues on a wide variety of projects ranging from reuse of defense bases, large new freeway projects to simple urban

intersection modifications. Air quality services include:

Environmental Studies

- Assessments for environmental studies (EIR, IS, EIS, EA)
- Transportation projects
- New Land Use developments
- Control plans and ordinances
- Conformity determinations
- Peer Review

Computer Modeling

- Land use developments using URBEMIS
- Air Pollutant emissions estimation using EMFAC2002, Mobile, AP-42
- Microscale air quality traffic modeling using CALINE4, CAL3QHC
- Stationary air pollution source modeling using EPA-approved models (e.g., SCREEN3 and ISCST)
- Analysis of meteorological data

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## *Relevant Projects and References*

**Project:** **Downtown Santa Rosa Specific Plan and EIR, Santa Rosa**
**Client:** **Design, Community and Environment**
**1600 Shattuck Avenue, Suite 222**
**Berkeley, CA 94709**
**Contact:** **Joanna Jensen**
**(510) 848-3815**

Illingworth & Rodkin, Inc. prepared the noise and air quality assessments for the Santa Rosa Station Area Specific Plan EIR. The noise study quantified existing conditions by conducting short- and long-term observed noise measurements at various locations to quantify ambient noise levels in the project vicinity, summarized regulatory criteria with CEQA checklist questions forming the basis of the criteria, assessed noise impacts, and recommended mitigation measures where significant noise impacts were identified. The air quality assessment was prepared in accordance with the Bay Area Air Quality Management District CEQA Guidelines. The assessment was evaluated against appropriate Clean Air Plan, calculated using traffic data and emission factors from the California Air Resources Board, assessed construction impacts on the potential for health and nuisance impacts, and recommended mitigation measures by implementing transportation control measures to reduce diesel exhaust as well as construction activity.

**Project:** **Walnut Creek General Plan**
**Client:** **Design, Community and Environment**
**1625 Shattuck Avenue, Suite 300**
**Berkeley, CA 94709**
**Contact:** **Steve Noack**
**(510) 848-3815**

Illingworth & Rodkin, Inc. prepared noise and air quality analysis for the update of the Walnut Creek General Plan. The noise study included numerous noise measurements and traffic noise modeling to develop noise contours of existing and future noise in Walnut Creek. The air quality study evaluated land uses for compatibility with freeway air pollution, in addition to the air quality growth impacts. Illingworth & Rodkin, Inc. also assisted the city with development of noise and air quality policies that were incorporated into the General Plan update.

**Project:** **Downtown Berkely Specific Plan**
**Client:** **Lamphier-Gregory**
**1944 Embarcadero**
**Oakland, CA 94606**
**Contact:** **John Courtney**
**(510) 535-6690**

Illingworth & Rodkin, Inc. prepared the noise and air quality studies for the recent Downtown Berkeley Specific Plan that will allow higher intensity downtown growth in Berkeley. The plan is designed to accommodate higher alternative modes of transportation, while serving the future growth of the City and University of California.

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# RICHARD B. RODKIN, PE

Mr. Rodkin has been responsible for a wide range of studies in environmental noise, architectural acoustics, and noise control engineering. He worked with staff of the California Energy Commission assessing noise impacts of power cogeneration projects, a solar project, and a transmission line. A recent research study for Caltrans investigated long-distance diffraction and reflection of noise from sound walls. In another study, he measured underwater sound levels generated by pile driving in San Francisco Bay. Transportation noise and vibration studies include freeways and light-rail systems in the Bay Area and San Diego, and numerous road widening and improvement projects for cities and counties. Other environmental noise studies include port expansions in the Bay Area and Los Angeles; Clean Fuels projects at Bay Area refineries; aircraft noise; new and expanding mines and quarries; power plants and cogeneration projects; geothermal and on-shore oil fields; noise ordinance violations; commercial, institutional, housing and other miscellaneous development projects; Specific Plans, and Noise Elements of the General Plans. He has acted as an expert witness in cases involving traffic noise, construction noise, and a murder case where audibility was an issue.

During the past 35 years Mr. Rodkin has worked continuously in all aspects of acoustical design relating to new buildings including architectural acoustics, sound isolation, and the control of noise and vibration from mechanical equipment. Projects include housing, office buildings, hospitals, university buildings, TV studios and teleconferencing facilities, churches, an airport expansion, hotels, small power plants, and cogeneration facilities.

## PROFESSIONAL EXPERIENCE

| | |
|---|---|
| 1987-Present<br>Principal Consultant | Illingworth & Rodkin, Inc.<br>Petaluma, California |
| 1976-1987<br>Acoustical Consultant | Charles M. Salter Associates, Inc.,<br>San Francisco, California |
| 1973-1976<br>Acoustical Consultant | Buonaccorsi & Associates<br>San Francisco, California |

## EDUCATION

| | |
|---|---|
| 1978 | University of California at Berkeley<br>M.S. Mechanical Engineering, Major: Acoustics |
| 1973 | University of California at Davis<br>B.S. Mechanical Engineering, Major: Power/Propulsion |

## PROFESSIONAL REGISTRATION AND SOCIETIES

California: Mechanical Engineer
No. 23900 (1985)
Institute of Noise Control Engineers
Acoustical Society of America
ASHRAE

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# JAMES A. REYFF

Mr. Reyff is a Meteorologist with expertise in the areas of air quality and acoustics. His expertise includes meteorology, air quality emissions estimation, transportation/land use air quality studies, air quality field studies, and environmental noise studies. He is familiar with federal, state and local air quality and noise regulations and has developed effective working relationships with many regulatory agencies.

During the past 19 years, Mr. Reyff has prepared Air Quality Technical Reports for over 10 major Caltrans highway projects and conducted over 100 air quality analysis for other land use development projects. These projects included carbon monoxide microscale analyses, the calculation of project emissions (e.g., ozone precursor pollutants, fine particulate matter, and diesel particulate matter), seasonal field monitoring, and preparation of air quality conformity determinations. Mr. Reyff advised decisions of federal and local air quality agencies regarding impact assessment methodologies and air quality conformity issues. He has conducted air quality evaluations for specific plans and General Plan updates. Recently, he prepared the air quality analysis for the NASA Ames Research Park, which included a Federal SIP Conformity analysis.

Mr. Reyff has been responsible for a variety of meteorological and air quality field investigations in support of air permitting and compliance determinations. He has conducted air quality analyses of diesel generators in support of regulatory permitting requirements and environmental compliance issues. Mr. Reyff has designed and implemented meteorological and air quality monitoring programs throughout the Western United States including Alaska. Programs include field investigations to characterize baseline levels of air toxics in rural areas, as well as regulatory air quality and meteorological monitoring. He was the Meteorologist involved in a long-term monitoring program at the Port of Oakland that evaluated meteorological conditions and fine particulate matter concentrations in neighborhoods adjacent to the Port.

Mr. Reyff has conducted over 15 major acoustical technical studies for transportation systems. He has managed several research studies for Caltrans including a noise study that evaluated long-range diffraction and reflection of traffic noise from sound walls under different meteorological conditions. Mr. Reyff has also evaluated noise from power plants, quarries and other industrial facilities. He has also been actively involved in research regarding underwater sound effects from construction on fish.

**PROFESSIONAL EXPERIENCE**

1995-Present
Project Scientist
Illingworth & Rodkin, Inc.
Petaluma, CA

1989-1995
Project Meteorologist and Noise Specialist
Woodward-Clyde Consultants
Oakland, CA

1988-1989
Post Voyage Analyst
Oceanroutes
Sunnyvale, CA

**PROFESSIONAL SOCIETIES**

American Meteorological Society
Air & Waste Management Association
Institute of Noise Control Engineering
Transportation Research Board (Noise)

**EDUCATION**

1986 San Francisco State University, B.S.
Major: Geoscience (Meteorology)

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# MICHAEL S. THILL

Mr. Thill is a noise specialist with nine years of professional experience. Mr. Thill's expertise lies in conducting field research, analyzing data, and noise modeling. He has conducted numerous field surveys in a variety of noise environments and has authored technical noise reports for various land use proposals including residential, commercial, educational, and industrial developments. Mr. Thill has participated in the update of the General Plan noise studies for the communities of Danville, Morgan Hill, Gilroy, San Leandro, Truckee, and Walnut Creek, California. Mr. Thill has managed the noise assessments for a number of large projects including the Ventura County Transportation Commission's Sound Wall Retrofit Program and the Evergreen Area Specific Plan in San Jose.

Mr. Thill has led traffic noise investigations for major transportation projects including the Route 4 Bypass project and the I-680/Route 4 Interchange project in Contra Costa County, California. He has also managed roadway widening projects in the communities of Oakley and Stockton. Mr. Thill has been trained in the use of FHWA's traffic noise prediction model (TNM), and is familiar with the procedures for preparing highway noise impact studies presented in Caltran's *Traffic Noise Analysis Protocol* and the *Technical Noise Supplement* (TENS).

He received a BS degree in Environmental Studies from the University of California at Santa Barbara.

## PROFESSIONAL EXPERIENCE

| | |
|---|---|
| 2005 - Present<br>Senior Consultant | Illingworth & Rodkin, Inc.<br>Petaluma, California |
| 1998 - 2005<br>Staff Consultant | Illingworth & Rodkin, Inc.<br>Petaluma, California |

## EDUCATION

| | |
|---|---|
| 1998 | University of California at Santa Barbara<br>B.S., Major: Environmental Studies |

## PROFESSIONAL SOCIETIES

Institute of Noise Control Engineering
Association of Environmental Professionals

Seifel Consulting, Inc.

# Seifel Consulting Inc.

| | |
|---|---|
| Founded: | 1990, Incorporated 1995 |
| Form: | California S Corporation |
| Federal ID: | 94-322-5313 |
| Principal: | Elizabeth (Libby) Seifel, President |
| Project Manager: | Jackie Tsou, Senior Consultant |
| Address: | 221 Main Street, Suite 420, San Francisco, CA 94105-1906 |
| Phone: | 415-618-0700 |
| Fax: | 415-618-0707 |
| Web site: | www.seifel.com |

Seifel Consulting Inc. (Seifel) is an economic consulting firm providing strategic real estate and urban economic advisory services. We help clients resolve complex urban growth issues, maximize the value of real estate assets, and achieve fiscal goals. Over the past two decades, our insightful analysis has guided our public and private sector clients through the planning, funding and development of high quality residential, commercial and industrial real estate. Our targeted strategies have helped enhance economic growth and fiscal health in local communities…revitalizing downtowns, former military bases, brownfield sites and urban waterfronts. We have fostered the creation of thriving communities, transit oriented developments and over 100 successful redevelopment projects. (See Exhibit A for a list of our representative clients.)

Seifel Consulting Inc. is a California Corporation owned and operated by Elizabeth (Libby) Seifel. The firm is a woman-owned certified small business with the State of California and the Women's Business Enterprise National Council.

Since our founding in 1990, we have completed over 500 consulting assignments, listening closely to our clients' needs and responding diligently and cost effectively. We are dedicated to maintaining long-term relationships with clients; the majority of our work is repeat business from our growing client base. Seifel advises on developments involving a variety of land uses, including residential, retail, office, industrial, waterfronts and recreation areas. We provide research, analysis, financial projections, written documentation, project management and consultation in four integrated practice areas:

- Real Estate—Lead clients through the planning, funding and development of high quality real estate;
- Economics—Evaluate local economies and recommend strategies to enhance economic growth and fiscal health;
- Redevelopment—Guide the creation and implementation of successful redevelopment projects; and
- Housing—Analyze residential markets, facilitate development and design programs that enhance and diversify a community's housing supply.

# Exhibit A: Representative Clients

## Private Sector

American Hotels Inc.
Asian Inc.
Bay Area Council
Best, Best & Krieger
BRIDGE Housing
Catellus Development Corporation
CCH of Northern California
Children's Hospital Oakland
Centex Homes
Chinatown Community Development Center
Civic Center Associates
De Silva Group
Ford Foundation
Forest City Development Company
Goldfarb & Lipman
Hanson, Bridgett, Marcus, Vlahos & Rudy
HDNPC
Heritage Partners
Huntington Partners, Inc.
Kenwood Investment
Kronick Moskovitz Tiedemann & Girard
Legacy Partners
Lennar Communities
LINC Housing
Lozano Smith Smith Woliver & Behrens
Mason McDuffie Real Estate
McCuen Properties
McDonough Holland & Allen
Meyers, Nave, Riback, Silver & Wilson
Mid-Peninsula Housing Coalition
NS Development
Nehemiah Corporation
Pacific Stock Exchange
Providence International Foundation
Rod Read & Son
Solano Affordable Housing Foundation
Sobrato Development Company
Swerdlow Real Estate Group
Telesis West
The Real Estate and Land Use Institute
The RREEF Funds
Volunteers of America

## California Cities, Towns and Redevelopment Agencies

Alameda
Arvin
Berkeley
Brentwood
Brisbane
Capitola
Chico
Concord
Coachella
Daly City
Dublin
East Palo Alto
El Cerrito
El Sobrante
Fairfield
Folsom
Fremont
Hayward
Hesperia
Livermore
Lodi
Long Beach
Los Angeles
Los Gatos
Martinez
Milpitas
Modesto
Mountain View
Novato
National City
Orinda
Palo Alto
Petaluma
Portola
Rancho Cordova
Richmond
Ripon
Roseville
Sacramento
San Bruno
San Diego
San Francisco
San Jose
San Leandro
San Mateo
San Ramon
Santa Cruz
Santa Monica
Santa Rosa
Santee
Soledad
South San Francisco
Stockton
Sunnyvale
Union City
Truckee
Watsonville
West Sacramento
Willows

## California Counties

Alameda
Butte
Contra Costa
Fresno
Kern
Los Angeles
Marin
Mendocino
Monterey
Napa
Nevada
Placer
Plumas
San Diego
San Francisco
San Joaquin
Santa Cruz
Sonoma
Stanislaus
Yolo

## Other Public Sector

Alameda Reuse and Redevelopment Authority
Berkeley Rent Stabilization Board
California Department of Real Estate
California Department of Justice
California Housing Finance Agency
City and County of Fresno Housing Authorities
Clovis Unified School District
Contra Costa Water District
City of Henderson, Nevada
Hastings College of Law
Housing & Community Development Corp. of Hawaii
San Diego Association of Governments
San Francisco Housing Authority
Santa Monica Rent Control Board
The Presidio Trust
Transbay Joint Powers Authority
Treasure Island Development Authority
Tri County Economic Development Corporation
U.S. General Services Administration
University of California Berkeley Extension

## Areas of Expertise

Seifel advises clients on how to resolve complex urban growth issues, maximize the value of real estate assets, and achieve fiscal goals. We provide research, analysis, written documentation, project management and consultation in each practice area, described below.

*Real Estate Economics*

Real estate economics is the foundation for Seifel's work. It is a technical discipline that provides insight into the real estate market through tools such as site analysis, market research, financial feasibility, and highest and best use studies. We combine insight into the real estate market with a well-honed foundation in cash flow modeling, asset valuation, and other analytical methods for private and public sector clients on properties ranging from $5 million to $4 billion. The following are Seifel's real estate economic services:

- Assess the market potential for commercial, industrial and residential development
- Perform market analyses for raw land, improved sites, and buildings proposed for reuse
- Evaluate the reuse potential of publicly owned redevelopment properties
- Assess the best development strategies for properties owned, leased, or governed by our clients

*Economic Analysis*

At Seifel, we believe that sound economic analysis can help achieve a community's revitalization goals and be a catalyst for improving overall return to both the private and public sectors. It can also strengthen partnerships among the development community, government agencies and business leaders. Very often, decisions made early in the planning process determine the success or failure of a project. As a result, our work is used to help inform and guide decision makers about the costs and benefits—and risks and returns—of alternative projects. We also serve as economic advisors and expert witnesses on complex legal challenges. The following are Seifel's economic analysis services:

- Assess market and economic development opportunities and constraints
- Recommend pragmatic strategies for business attraction and retention, job creation, revenue augmentation, and community revitalization.
- Create and implement specific plans, general plans and economic development strategies
- Perform fiscal and economic impact analyses
- Model anticipated fiscal revenues, operating expenses and capital costs related to the buildout of proposed projects
- Analyze local and regional economic impacts
- Analyze public financing techniques

*Redevelopment Advisory*

Seifel assists clients at every stage of the redevelopment process, from project area designation through plan formulation, adoption and implementation. Our services range from document preparation to plan amendment management and coordination of the community participation processes. The following are Seifel's redevelopment services:

- Plan adoption, amendment and merger services
- Implementation Plans
- Tax increment projections
- Fiscal consultant reports for bond financing
- Financing strategies
- Physical and economic blight analysis
- Property reuse and revitalization strategies
- Developer solicitation and negotiation
- Financial reporting and expenditure compliance review

Seifel is up to date with the latest changes in the California Community Redevelopment Law (CRL), ensuring that the redevelopment plans and reports we prepare are in compliance with the CRL and the most recent amendments to it.

*Affordable Housing*

Seifel advises public agencies, institutions, and private for-profit and nonprofit developers on all aspects of housing development and policy analysis. We work with teams of professionals experienced in site analysis, civil engineering, real estate economics, architecture, urban design and planning, and environmental compliance. Seifel has prepared successful funding applications yielding more than $75 million for affordable housing. The following are Seifel's affordable housing services:

- Analyze housing markets for opportunities
- Recommend strategies for products that meet a community's housing needs at all income levels
- Consult on financing and construction
- Perform market analyses and housing needs assessments
- Develop effective funding/financing strategies
- Perform funding applications and structure development agreements
- Consult on the development, rehabilitation, financing and preservation of affordable housing
- Advise on housing policy issues—helping jurisdictions evaluate and implement inclusionary housing policies and other programs to increase the supply of affordable housing

# Lafayette Impact Fee Programs

**Project Reference**

Niroop Srivatsa
Planning and Building Services Manager
City of Lafayette
3675 Mt. Diablo Boulevard, Suite 210
Lafayette, CA 94549
(925) 299-3206

Seifel Consulting Inc. (Seifel) worked with the City of Lafayette to update its Parkland Dedication In-Lieu Fee and to create a new Park Facilities Impact Fee, in accordance with the Quimby Act and the Mitigation Fee Act (AB 1600). The two fees will help Lafayette meet the City's growing need for parks and park facilities from new residential development. Seifel worked closely with the Parks, Recreation and Trails Commission to determine the types of park facilities to be provided within the City's different types of parks. Layering on demographic information and recent facilities costs, Seifel conducted a nexus study that established the relationship between the cost of the park facilities and the new Park Facilities Fee. The updated Parkland Dedication Fee and the new Park Facilities Fee included an annual adjustment factor so that the City would be able to update the fees annually and keep pace with the cost of construction and land acquisition. Finally, Seifel also worked closely with Lafayette's legal counsel to develop the implementing resolutions and ordinances for the two fees. The park fees were adopted unanimously by the City Council and in effect as of September 2008. In addition, Seifel Consulting prepared updates to the City's Walkways and Drainage Impact fees, which were adopted unanimously by the City Council in Spring 2009.

Seifel CONSULTING INC.

## Relevant Experience and References

We have analyzed the fiscal and economic impacts of proposed projects, and helped communities and developers implement strategies for public improvements. Over 50 such analyses have been performed since 1990.

We have provided full descriptions for the following five (5) projects:

### Lafayette Impact Fee Programs, Lafayette, CA

Seifel worked with the City of Lafayette to update its Parkland Dedication In-Lieu Fee and to create a new Park Facilities Impact Fee, in accordance with the Quimby Act and the Mitigation Fee Act (AB 1600). The two fees will help Lafayette meet the City's growing need for parks and park facilities from new residential development. Seifel worked closely with the Parks, Recreation and Trails Commission to determine the types of park facilities to be provided within the City's different types of parks. Layering on demographic information and recent facilities costs, Seifel conducted a nexus study that established the relationship between the cost of the park facilities and the new Park Facilities Fee. The updated Parkland Dedication Fee and the new Park Facilities Fee included an annual adjustment factor so that the City would be able to update the fees annually and keep pace with the cost of construction and land acquisition. Finally, Seifel also worked closely with Lafayette's legal counsel to develop the implementing resolutions and ordinances for the two fees. The park fees were adopted unanimously by the City Council and in effect as of September 2008. In addition, Seifel Consulting prepared updates to the City's Walkways and Drainage Impact fees, which were adopted unanimously by the City Council in Spring 2009.

*Project Reference*

Niroop Srivatsa, (925) 299-3206
Planning and Building Services Manager
City of Lafayette
3675 Mt. Diablo Boulevard, Suite 210
Lafayette, CA 94549

### Richmond Ford Peninsula Economic Analysis, Richmond, CA

Seifel prepared an economic analysis of potential new development in the Richmond Ford Peninsula. Seifel projected a full build-out scenario for the area by examining existing land use designations per the General Plan and Knox-Cutting Specific Plan and projected build out over a ten year period. Based on this build-out scenario, Seifel projected potential revenues to the City and Redevelopment Agency over the next twenty years, through the time limit for tax increment receipt in the 11-A Harbour Plan. Seifel also estimated the number of permanent jobs to be generated.

*Project Reference*

Steven A. Duran, (510) 231-3066
Executive Director

Richmond Redevelopment Agency
1401 Marina Way South
Richmond, CA 94804

### North Livermore Economic and Fiscal Advisory Services, Livermore, CA

Seifel advised the City of Livermore and the County of Alameda in preparing the Specific Plan for North Livermore. Seifel advised on the fiscal and financing, open space and the affordable housing components of the North Livermore Specific Plan. Seifel prepared economic and fiscal analyses of various components to assist the City, County and developers in refining the plans. On the fiscal component, Seifel conducted a due diligence analysis on the Fiscal Impact Analysis and Public Facilities Financing Program prepared by David Taussig Associates (DTA). Seifel prepared a fiscal model that independently analyzed the fiscal impacts. Seifel used this model to evaluate DTA's analysis of the fiscal impacts on the County and City under three alternative jurisdictional models. Seifel also evaluated alternative financing approaches and recommended the best mechanisms to pay for public facilities. Seifel reviewed projections to determine how and where cost savings could be achieved and recommended optimal approaches to the analysis.

*Project Reference*

Marc Roberts, (925) 960-4405
Community Development Director
City of Livermore
1052 South Livermore Avenue
Livermore, CA 94550

### Chico Meriam Park Project Analysis, Chico, CA

Meriam Park is a proposed 260-acre mixed-use development, of which 50-acres are located within a redevelopment project area. Fully built out, the development program consists of 1,158 new single family and multifamily housing units, 476,000 square feet of office space and 168,000 square feet of retail space. Seifel analyzed the potential fiscal revenue and economic impacts of the proposed development program at build-out. Fiscal revenues were projected for the City of Chico General Fund. Seifel projected the potential economic benefits to the City, resulting from new construction related jobs, wages and economic activity. Seifel also prepared detailed tax increment projections including forecasts of pass-through payments to the affected taxing entities, including the City.

*Project Reference*

Thomas DiGiovanni, (530) 893-8400
New Urban Builders
500 Orient Street, #120
Chico, CA 95928

# Elizabeth (Libby) Seifel
# President

## Background

Elizabeth (Libby) Seifel is the president of Seifel Consulting Inc., a strategic real estate economic consulting firm in San Francisco. She is a certified planner (AICP) who has been applying the principles of real estate economics and planning to urban revitalization efforts for more than thirty years. She has advised private developers, investors and governments on how best to plan, fund and build their real estate assets, ranging in value $5 million to $4 billion. Ms. Seifel has helped create and/or implement over 100 redevelopment projects in California. She has guided the development of thousands of market-rate and affordable housing units. She has performed economic and fiscal impact analyses on a wide variety of proposed developments. She has also served as an expert witness on cases involving redevelopment, public finance, housing, and real estate matters.

Previously, Ms. Seifel was Associate-in-Charge, overseeing the Bay Area consulting practice of Williams-Kuebelbeck & Associates, a real estate economic and management consulting firm. Ms. Seifel was the founding executive director of a non-profit development corporation that built 270 units of mixed income housing in downtown Boston. She staffed President Carter's Task Force on Housing Costs and evaluated regulatory revisions to federal Indian housing programs while an urban intern with the U.S. Department of HUD in Washington D.C.

## Expertise

Ms. Seifel and her firm's staff provide services in four major consulting areas:

Real Estate—Analyzed over 100 real estate developments.
Since 1981, Ms. Seifel has prepared site analyses, market research, financial pro formas, asset management strategies and highest/best use studies for master planned communities and both single and mixed use developments. She has also advised on numerous public private partnerships, helping clients prepare developer solicitation packages, choose the right development team and structure successful development agreements.

Redevelopment—Advised on over 100 redevelopment projects.
Ms. Seifel's experience in redevelopment began in Boston's South End neighborhood in 1978. She has prepared development and financing strategies, projected tax increment, analyzed blight and prepared numerous technical documents leading to the successful adoption, amendment and merger of over 50 redevelopment plans. She has advised on military base reuse, downtown and waterfront revitalization.

Housing—Advised on the development of thousands of housing units.
Ms. Seifel has prepared market analyses, feasibility studies and financing strategies for market rate and affordable housing units. She has assisted in the financing and development of over 4000 affordable housing units, securing over $90 million in funding resources. She has designed programs and prepared implementation strategies to expand and diversity a community's housing supply. She has advised on both apartment and mobile home rent stabilization programs.

Economic Analysis—Performed over 50 economic and fiscal analyses.
Ms. Seifel has analyzed the fiscal and economic impact of developments, modeled public financing options, and recommended development financing strategies. She has performed due diligence on and helped negotiate development and tax revenue sharing agreements. She has served as an expert witness on cases involving redevelopment, public finance, housing, and real estate matters.

## Employment

| | |
|---|---|
| 1990–present | President, Seifel Consulting, Inc., San Francisco, CA |
| 1982–1989 | Associate-in-Charge, Williams-Kuebelbeck & Associates, Belmont, CA |
| 1981–1982 | Planner/Economist, Blayney-Dyett, San Francisco, CA |
| 1979–1981 | Founding Executive Director, Tent City Corporation, Boston, MA |
| 1977 | Urban Intern, Department of HUD, Washington D.C. |
| 1974–1979 | Research Assistant, MIT, Cambridge, MA |
| | Greater Boston Community Development (Community Builders Inc.) |
| | MIT/Harvard Joint Center for Urban Studies |
| | Polaroid Corporation, Dr. Edwin Land's Vision Research Laboratory |
| | MIT Center for Architecture and Planning |

## Education and Professional Certification

Master in City Planning, Massachusetts Institute of Technology, 1979
Bachelor of Science in Urban Studies & Planning, Massachusetts Institute of Technology, 1978
Certified Planner, American Institute of Certified Planners, 1983–present

## Professional Instruction and Presentations

Ms. Seifel is an instructor at UC Berkeley Extension teaching Understanding Redevelopment, Advanced Techniques for Redevelopment & Affordable Housing and Public Private Partnerships. She has addressed conferences and seminars for the American Planning Association, Broward Alliance, California Association of Local Economic Development, California Redevelopment Association, Housing California, League of California Cities, Non-Profit Housing Association of Northern California, and the Urban Land Institute.

## Publications

Ms. Seifel writes on real estate, redevelopment and housing related subjects. She served as the editor of the *Community Guide to Redevelopment* and *California Affordable Housing Handbook*. Her published works include:

*Community Guide to Redevelopment*, California Redevelopment Association, 2007 and prior 2002 edition
*California Affordable Housing Handbook*, California Redevelopment Association, 2006 and prior 1998 edition
*California Affordable Housing: Tools for Local Action and Innovation,* "Inclusionary Housing: Building Mixed-Income Communities," Solano Press, forthcoming
"Best Practices for Projecting & Investing Tax Increment in Turbulent Times," *Redevelopment Journal,* March 2009
"The Power of Storytelling," *Redevelopment Journal,* March 2008
"Designing a Successful Inclusionary Housing Program," *Redevelopment Journal,* January 2005
"Bay Area Models of Urban Infill Housing," *Urban Land*, September 2003
"New Investment Partnerships Can Rebuild Central City Retail," *Redevelopment Journal*, September 2003
"Post AB 1290 Project Area Tax Increment Calculations," *Redevelopment Journal*, February 1996

## Associations and Professional Activities

Full Member, Urban Land Institute, 1995–present and Chair of the Inner City Council
Instructor and Member, Community Redevelopment Association, 1990–present
Member, American Planning Association, 1981–present
Member, Non-Profit Housing Association of Northern California, 1990–present
Board Director, San Francisco Planning and Urban Research Association (SPUR), 2007-present
Elected Member of Lambda Alpha International, 2007-present
Advisor, Contra Costa County Affordable Housing Finance Committee, 1995–2001
San Francisco Chapter Member, Women President's Organization, 2000–present
Alumna, Leadership California, 1994–present
Board Director, MIT Alumni Association of Northern California, 1996–present, honored with the Harold E. Lobdell Award for Distinguished Service.

# Jackie Tsou
# Senior Consultant

## Background

Jackie Tsou, Senior Consultant at Seifel Consulting Inc., is a planner with a background in community development, economic development, land use planning, and affordable housing, Since joining Seifel Consulting Inc., Ms. Tsou has managed redevelopment, affordable housing, and economic analysis projects for clients throughout California. Ms. Tsou advised and conducted impact fee nexus studies for multiple Bay Area cities. Her experience includes updating existing impact fee programs, performing nexus studies, and advising local agencies on implementing resolutions and ordinances. Ms. Tsou has also advised on numerous redevelopment projects throughout the state, providing technical and strategic analyses to clients throughout the redevelopment process. Her redevelopment experience includes agency administration, tax increment modeling and projections, fiscal consultant reports, redevelopment feasibility studies, implementation plan adoptions, midterm reviews, and redevelopment plan adoptions and plan amendments.

Prior to joining Seifel Consulting, Ms. Tsou was a US Department of Housing and Urban Development Community Department Fellow. Ms. Tsou worked on a number of community planning and policy projects with Bay Area non-profit organizations and local government agencies, including Urban Ecology and Urban Habitat, the City of Richmond Community Redevelopment Agency and the Richmond Planning Department. With Urban Ecology, Ms. Tsou led community-planning efforts in the San Antonio District of Oakland, CA. Ms. Tsou researched the social implications of green economic development policy while at Urban Habitat. With the Community Redevelopment and Planning Departments in Richmond, Ms. Tsou provided technical assistance on a variety of redevelopment projects and policy documents.

Ms. Tsou has a Master in City and Regional Planning from the University of California, Berkeley, and a Bachelors of Science, cum laude, in Natural Resources, from Cornell University.

## Expertise

Representative assignments include:

Chico Implementation Plan, Chico, CA
Elk Grove Redevelopment Feasibility, Elk Grove, CA
El Cerrito Implementation Plan, El Cerrito, CA
Folsom Cordova School District Tax Increment Advisory Services, Folsom, CA
Fremont Comprehensive Impact Fee Study, Fremont, CA
Fremont Pass Through Payment Analysis, Fremont, CA
Lafayette Impact Fee Analysis, Lafayette, CA
Livermore Social and Human Service Facility Nexus Study, Livermore, CA
Oakdale Redevelopment Feasibility, Oakdale, CA
Petaluma Implementation Plan Adoption and Advisory Services, Petaluma, CA
Rancho Cordova Redevelopment Advisory Services, Rancho Cordova, CA
Richmond Redevelopment Plan Amendment, Richmond, CA
San Francisco Transit Center District Planning, San Francisco, CA
San Francisco Visitation Valley Plan Adoption, San Francisco, CA
Transbay Joint Powers Authority Economics and Real Estate Advisory Services, San Francisco, CA
San Joaquin County Mountain House Affordable Housing Review, San Joaquin County, CA
Stanislaus County Expert Witness, Stanislaus County, CA

## Employment

| | |
|---|---|
| 2008-present | Senior Consultant, Seifel Consulting Inc., San Francisco, CA |
| 2007-2008t | Consultant, Seifel Consulting Inc., San Francisco, CA |
| 2006–2007 | Analyst, Seifel Consulting Inc., San Francisco, CA |
| 2005-2006 | HUD Fellow, Urban Habitat, Oakland, CA |
| 2005 | HUD Fellow, Richmond Community Redevelopment Agency, Richmond, CA |
| 2004-2005 | HUD Fellow, Urban Ecology, San Francisco, CA |
| 2002-2003 | Life Scientist, Environmental Protection Agency, San Francisco, CA |

## Education

Master of City and Regional Planning, University of California, Berkeley, CA, 2006
Bachelor of Science, Cornell University, Ithaca, NY, 2001

## Awards

2006 AICP Outstanding Student Award, American Institute of Certified Planners
US Department of Housing and Urban Development Community Development Work Study Fellowship, US Department of Housing and Urban Development

## Associations and Professional Activities

Member, California Redevelopment Association